

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

156 Hilton Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 Wheatsheaf Road Glenroy VIC 3046	\$1,700,000	08-Oct-21
6 Salisbury Street Glenroy VIC 3046	\$1,430,000	11-Sep-21
13 Acacia Street Glenroy VIC 3046	\$1,275,000	03-Dec-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Claudio Cuomo  
P 0419315396  
M 0419315396  
E claudio.cuomo@eview.com.au



**7 Wheatsheaf Road Glenroy VIC 3046**

 4  3  2

Sold Price

**\$1,700,000**

Sold Date

**08-Oct-21**

Distance

**1.1km**



**6 Salisbury Street Glenroy VIC 3046**

 4  2  2

Sold Price

**\$1,430,000**

Sold Date

**11-Sep-21**

Distance

**0.76km**



**13 Acacia Street Glenroy VIC 3046**

 5  3  3

Sold Price

<sup>RS</sup> **\$1,275,000**

Sold Date

**03-Dec-21**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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