

## 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

3/117 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

\$575,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2019

to

31 May 2020

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

2/68 Gowrie Street Glenroy VIC 3046	\$665,000	12-May-20
5/48 William Street Glenroy VIC 3046	\$655,320	15-May-20
2/76 Beatty Avenue Glenroy VIC 3046	\$635,000	18-Jun-20

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.~~

This Statement of Information was prepared on: 23 June 2020



**2/68 Gowrie Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$665,000**

Sold Date **12-May-20**

Distance **1.17km**



**5/48 William Street Glenroy VIC 3046**

 3  2  2

Sold Price

**\$655,320**

Sold Date **15-May-20**

Distance **2.18km**



**2/76 Beatty Avenue Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **18-Jun-20**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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