

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

213a Hilton Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$555,000 & \$585,000

Median sale price

Median price \$577,867 Property Type Unit Suburb Glenroy

Period - From 01/07/2020 to 30/09/2020 Source REIV

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 six 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
1	2/52 Daley St GLENROY 3046	\$570,000	29/07/2020
2	2/32 William St GLENROY 3046	\$550,000	01/07/2020
3	3/32 William St GLENROY 3046	\$547,000	22/10/2020

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 six months.~~

This Statement of Information was prepared on:

08/12/2020 16:26



Property Type: Townhouse
(Single)

Land Size: 167 sqm approx

Agent Comments

Comparable Properties

2/52 Daley St GLENROY 3046 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 29/07/2020

Property Type: Unit



2/32 William St GLENROY 3046 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 01/07/2020

Rooms: 3

Property Type: Unit

Land Size: 149 sqm approx



3/32 William St GLENROY 3046 (REI)

Agent Comments



Price: \$547,000

Method: Private Sale

Date: 22/10/2020

Rooms: 4

Property Type: Unit

Land Size: 178 sqm approx