

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode 141A 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)

Range between \$655,000 & \$675,000

### Median sale price

Median price \$583,500

Property type Unit

Suburb Glenroy

Period - From Nov 2021

to

Jan 2022

Source Pricefinder

### 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. 3/36 Isla Avenue, Glenroy	\$705,000	10.07.21
2. 1/9 Gordon Court, Glenroy	\$710,000	18.10.21
3. 2C Lyons Street, Glenroy	\$725,000	04.09.21

This Statement of Information was prepared on:

04.04.2022