

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

1/29 Hilda Street Glenroy VIC 3046

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 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

4/83-85 Isla Avenue Glenroy VIC 3046	\$624,500	21-Jun-21
2/73 Isla Avenue Glenroy VIC 3046	\$632,500	27-Mar-21
67 Justin Avenue Glenroy VIC 3046	\$670,000	02-Jul-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.~~

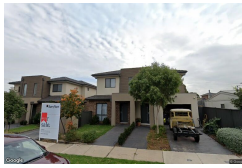
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4/83-85 Isla Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$624,500

Sold Date

21-Jun-21

 3

 2

 2

Distance

0.09km



2/73 Isla Avenue Glenroy VIC 3046

Sold Price

\$632,500

Sold Date

27-Mar-21

 3

 2

 2

Distance

0.17km



67 Justin Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$670,000

Sold Date

02-Jul-21

 3

 2

 2

Distance

0.22km



1/1 Daley Street Glenroy VIC 3046

Sold Price

\$600,600

Sold Date

14-Mar-21

 3

 2

 1

Distance

0.32km



3/117 Hilton Street Glenroy VIC 3046

Sold Price

\$600,000

Sold Date

13-Jul-20

 3

 2

 2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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