

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

1/180 HILTON 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

\$650,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jun 2021

to

31 May 2022

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

2/61 ISLA AVENUE GLENROY VIC 3046	\$710,000	26-Jan-22
1/31 TREVANNION STREET GLENROY VIC 3046	\$690,000	31-Mar-22
141A HILTON STREET GLENROY VIC 3046	\$665,000	06-Apr-22

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: 09 June 2022



2/61 ISLA AVENUE GLENROY VIC 3046

 3  2  2

Sold Price

\$710,000

Sold Date

26-Jan-22

Distance

0.63km



1/31 TREVANNION STREET GLENROY VIC 3046

 3  2  2

Sold Price

\$690,000

Sold Date

31-Mar-22

Distance

0.59km



141A HILTON STREET GLENROY VIC 3046

 3  2  1

Sold Price

\$665,000

Sold Date

06-Apr-22

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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