

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

5/170 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,375

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/125 Cardinal Road Glenroy VIC 3046	\$510,000	21-Aug-19
3/163 View Street Glenroy VIC 3046	\$475,000	07-Aug-19
4/54 Hubert Avenue Glenroy VIC 3046	\$530,000	08-Jun-19

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: 18 November 2019



3/125 Cardinal Road Glenroy VIC 3046

2 1 1

Sold Price **\$510,000** Sold Date **21-Aug-19**

Distance **0.33km**



3/163 View Street Glenroy VIC 3046

2 1 1

Sold Price **\$475,000** Sold Date **07-Aug-19**

Distance **0.7km**



4/54 Hubert Avenue Glenroy VIC 3046

2 1 1

Sold Price **\$530,000** Sold Date **08-Jun-19**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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