

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

178 Hilton Street, Glenroy

Indicative selling price

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

Single price \$759,000

Median sale price

Median price \$823,500

Property type House

Suburb Glenroy

Period - From Feb 2024

to

Aug 2024

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.	144 Daley Street, Glenroy	\$745,000	28.08.2024
2.	79 Beatty Avenue, Glenroy	\$742,000	31.05.2024
3.	39 Widford Street, Glenroy	\$742,000	9.03.2024
This Statement of Information was prepared on:		30.08.2024	