

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode Units 1 & 2/88 Hilda Street, Glenroy 3046

Indicative selling price

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

Unit type or class	Single price		Lower price		Higher price
Two-bedroom units	\$520,000	Or range between	\$*	&	\$
Three-bedroom units	\$620,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$549,000

Suburb Glenroy

Period - From 01/04/2019

To 30/06/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two-bedroom units	1 – 4/14 Kennedy Street, Glenroy	\$540,000	11/09/19
	2 – 2/70 Hilda Street, Glenroy	\$505,000	16/05/19
	3 - 3/78 Melbourne Avenue, Glenroy	\$547,500	30/05/19

Unit type or class	Address of comparable unit	Price	Date of sale
Three-bedroom units	1 – 3/38 Maude Avenue, Glenroy	\$623,000	01/06/19
	2 – 1/30 Justin Avenue, Glenroy	\$650,000	06/06/19
	3 – 1/23 Prospect Street, Glenroy	\$630,000	12/08/19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

14 October 2019