

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

192 Hilton Street, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000

&

\$835,000

Median sale price

Median price \$860,000

Property Type House

Suburb Glenroy

Period - From 01/04/2021

to 30/06/2021

Source REIV

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	100 Loongana Av GLENROY 3046	\$833,000	15/07/2021
2	61 Beatty Av GLENROY 3046	\$825,000	17/07/2021
3	55 Widford St GLENROY 3046	\$782,500	26/06/2021

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 six months.~~

This Statement of Information was prepared on:

01/10/2021 11:08



4 2 3

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$835,000

Median House Price

June quarter 2021: \$860,000

Comparable Properties

100 Loongana Av GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$833,000

Method: Auction Sale

Date: 15/07/2021

Property Type: House

Land Size: 606 sqm approx



61 Beatty Av GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$825,000

Method: Auction Sale

Date: 17/07/2021

Rooms: 7

Property Type: House

Land Size: 620 sqm approx



55 Widford St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$782,500

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 634 sqm approx