

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

151 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

\$580,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2019

to

31 May 2020

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

20 Dromana Street Glenroy VIC 3046	\$668,000	14-May-20
34 William Street Glenroy VIC 3046	\$637,500	25-May-20
119 Widford Street Glenroy VIC 3046	\$585,000	26-Feb-20

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: 10 June 2020

	20 Dromana Street Glenroy VIC 3046	Sold Price	^{RS} \$668,000	Sold Date 14-May-20
 3  1  1	Distance 2.05km			
	34 William Street Glenroy VIC 3046	Sold Price	^{RS} \$637,500	Sold Date 25-May-20
 3  1  1	Distance 1.83km			
	119 Widford Street Glenroy VIC 3046	Sold Price	^{RS} \$585,000	Sold Date 26-Feb-20
 2  1  2	Distance 0.52km			

RS = Recent sale **UN** = Undisclosed Sale

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