

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 156 Hilton Street, Glenroy 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$650,000

### Median sale price

Median price \$725,000

House ☒

Suburb Glenroy

Period - From DEC 2018 to APR 2019

Source realestate.com.au

### Comparable property sales

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 – 80 Leonard Avenue, Glenroy | \$630,000 | 09/04/19     |
| 2 – 82 Evell Street, Glenroy   | \$650,000 | 29/03/19     |
| 3 – 12 Lyons Street, Glenroy   | \$735,000 | 08/03/19     |