

## 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

104 HILTON STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$860,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2 HUBERT AVENUE GLENROY VIC 3046     | \$860,000 | 09-Jul-22 |
| 38 MELBOURNE AVENUE GLENROY VIC 3046 | \$900,000 | 30-Apr-22 |
| 4 MELBOURNE AVENUE GLENROY VIC 3046  | \$867,000 | 06-Jun-22 |

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: 25 August 2022



**2 HUBERT AVENUE GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**09-Jul-22**



3



1



4

Distance

**0.71km**



**38 MELBOURNE AVENUE GLENROY VIC 3046**

Sold Price

**\$900,000**

Sold Date

**30-Apr-22**



2



1



3

Distance

**0.41km**



**4 MELBOURNE AVENUE GLENROY VIC 3046**

Sold Price

**\$867,000**

Sold Date

**06-Jun-22**



3



1



3

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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