

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

1/117 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 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

1/138 JOHN STREET GLENROY VIC 3046	\$690,000	10-Feb-22
128A HILTON STREET GLENROY VIC 3046	\$627,500	03-Feb-22
95B DALEY STREET GLENROY VIC 3046	\$580,000	27-Apr-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 May 2022




1/138 JOHN STREET GLENROY VIC 3046 Sold Price **\$690,000** Sold Date **10-Feb-22**

 3  1  3 Distance -



128A HILTON STREET GLENROY VIC 3046 Sold Price **\$627,500** Sold Date **03-Feb-22**

 3  1  2 Distance -



95B DALEY STREET GLENROY VIC 3046 Sold Price ^{RS} **\$580,000** Sold Date **27-Apr-22**

 3  1  2 Distance -

RS = Recent sale UN = Undisclosed Sale

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