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	3/4 HILDA 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	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	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
4/21 BOURCHIER STREET GLENROY VIC 3046	$517,000	10-Aug-22
1/8 MURRELL STREET GLENROY VIC 3046	$505,000	28-Jul-22
1/54-56 JUSTIN AVENUE GLENROY VIC 3046	$470,000	05-Jul-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: 18 August 2022

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4/21 BOURCHIER STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$517,000** Sold Date **10-Aug-22**

Distance **0.31km**



1/8 MURRELL STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$505,000** Sold Date **28-Jul-22**

Distance **1.52km**



1/54-56 JUSTIN AVENUE GLENROY VIC 3046

2 1 2

Sold Price RS **$470,000** UN Sold Date **05-Jul-22**

Distance **0.39km**

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

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