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	2/70 Hilda Street, Glenroy VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$520,000

Median sale price

Median price	$486,500	Unit	X	Suburb	Glenroy
Period - From	01/01/19	to	31/03/19	Source	REIV

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 – 2/19 Maude Avenue, Glenroy	$470,000	29/04/19
2 – 2/21 Bourchier Street, Glenroy	$482,000	29/04/19
3 – 2/726 Pascoe Vale Road, Glenroy	$495,000	27/04/19