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	3/180 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jan 2023	to	31 Dec 2023	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
3/31 JUSTIN AVENUE GLENROY VIC 3046	$620,000	26-Oct-23
4/4 KENNEDY STREET GLENROY VIC 3046	$615,000	14-Nov-23
2/48 COSMOS STREET GLENROY VIC 3046	$590,000	01-Dec-23

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: 29 January 2024

CONSUMER AFFAIRS VICTORIA

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3/31 JUSTIN AVENUE GLENROY VIC 3046

2 2 1

Sold Price **$620,000** Sold Date **26-Oct-23**

Distance **0.86km**



4/4 KENNEDY STREET GLENROY VIC 3046

2 1 1

Sold Price **$615,000** Sold Date **14-Nov-23**

Distance **1.3km**



2/48 COSMOS STREET GLENROY VIC 3046

2 2 1

Sold Price **$590,000** Sold Date **01-Dec-23**

Distance **1.24km**

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

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