

## 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

1/254 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/34 CROMWELL STREET GLENROY VIC 3046	\$630,000	08-Dec-23
26B HARTINGTON STREET GLENROY VIC 3046	\$665,277	18-Dec-23
2/44 LEONARD AVENUE GLENROY VIC 3046	\$670,000	10-Sep-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: 19 February 2024

Richard Ali  
P 0393002344  
M 0411525506  
E rali@barryplant.com.au



**1/34 CROMWELL STREET  
GLENROY VIC 3046**

3 2 1

Sold Price **\$630,000** Sold Date **08-Dec-23**

Distance **0.54km**



**26B HARTINGTON STREET  
GLENROY VIC 3046**

3 1 2

Sold Price <sup>RS</sup> **\$665,277** Sold Date **18-Dec-23**

Distance **0.14km**



**2/44 LEONARD AVENUE GLENROY  
VIC 3046**

3 2 3

Sold Price **\$670,000** Sold Date **10-Sep-23**

Distance **1.22km**

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

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