

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

169 Hilton Street, Glenroy Vic 3046

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$817,500 Property Type House Suburb Glenroy

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 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	1a Stella St GLENROY 3046	\$655,000	19/09/2023
2	2/174 West St HADFIELD 3046	\$654,000	28/10/2023
3	14 Corrigan St GLENROY 3046	\$639,000	04/10/2023

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 six months.~~

This Statement of Information was prepared on:

23/11/2023 18:10



Rooms: 5

Property Type: House

Land Size: 305 sqm approx

Agent Comments

Comparable Properties



1a Stella St GLENROY 3046 (REI)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 19/09/2023

Rooms: 5

Property Type: House (Res)

Land Size: 204 sqm approx



2/174 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$654,000

Method: Private Sale

Date: 28/10/2023

Rooms: 5

Property Type: Unit

Land Size: 348 sqm approx



14 Corrigan St GLENROY 3046 (REI)

Agent Comments



Price: \$639,000

Method: Private Sale

Date: 04/10/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 315 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938