

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

2/29 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

or range
between

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

2/64 LEONARD AVENUE GLENROY VIC 3046	\$579,000	01-Jun-23
2/17 BINDI STREET GLENROY VIC 3046	\$620,000	28-Jul-23
3/15 VALENCIA STREET GLENROY VIC 3046	\$630,000	28-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: 06 October 2023



2/64 LEONARD AVENUE GLENROY VIC 3046 Sold Price **\$579,000** Sold Date **01-Jun-23**

 2  2  1

Distance **0.24km**



2/17 BINDI STREET GLENROY VIC 3046 Sold Price **\$620,000** Sold Date **28-Jul-23**

 2  2  1

Distance **0.33km**



3/15 VALENCIA STREET GLENROY VIC 3046 Sold Price ^{RS} **\$630,000** Sold Date **28-Sep-23**

 2  2  1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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