

## 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  
3/100 Widford 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  \$500,000 &  \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$810,000	Property type	Other	Suburb	Glenroy
Period-from	01 Dec 2020	to	30 Nov 2021	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
2/4 Howard Court Glenroy VIC 3046	\$445,000	06-Sep-21
2/26 Heather Court Glenroy VIC 3046	\$515,000	15-Jul-21
3/28 View Street Glenroy VIC 3046	\$521,000	13-Oct-21

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: 02 December 2021



**2/4 Howard Court Glenroy VIC 3046**

 2  1  1

Sold Price

**\$445,000** Sold Date **06-Sep-21**

Distance **0.27km**



**2/26 Heather Court Glenroy VIC 3046**

 2  1  1

Sold Price

**\$515,000** Sold Date **15-Jul-21**

Distance **0.58km**



**3/28 View Street Glenroy VIC 3046** Sold Price

<sup>RS</sup> **\$521,000** Sold Date **13-Oct-21**

 2  1  1

Distance **0.81km**

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

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