

## 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](http://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**

 2  1  1

Sold Price

<sup>RS</sup> **\$521,000**

Sold Date

**13-Oct-21**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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