# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 86 Widford Street, Glenroy Vic 3046

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |              |     |               |  |           |      |        |         |  |  |
|--|--------------|-----|---------------|--|-----------|------|--------|---------|--|--|
| Range betweer  | en \$720,000 |     | &             |  | \$780,000 |      |        |         |  |  |
| Median sale price  |              |     |               |  |           |      |        |         |  |  |
| Median price   | \$860,000    | Pro | Property Type |  | House     |      | Suburb | Glenroy |  |  |
| Period - From  | 01/04/2021   | to  | 30/06/2021    |  | So        | urce | 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.

| Ade | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 24 Ridgeway Av GLENROY 3046  | \$800,000 | 04/06/2021   |
| 2   | 52 View St GLENROY 3046      | \$765,000 | 05/07/2021   |
| 3   | 157 Hilton St GLENROY 3046   | \$732,000 | 24/07/2021   |

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:

29/09/2021 13:28









Rooms: 6 Property Type: House (Res) Land Size: 586 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$720,000 - \$780,000 Median House Price June quarter 2021: \$860,000

# **Comparable Properties**

|   | 24 Ridgeway Av GLENROY 3046 (REI)<br>2 1 5<br>Price: \$800,000<br>Method: Sold Before Auction<br>Date: 04/06/2021<br>Rooms: 4<br>Property Type: House (Res)<br>Land Size: 586 sqm approx | Agent Comments |
|---|--|----------------|
| Eases and Permits for 3 Plus Exponence<br>143 Tapa<br>43 Tapa | 52 View St GLENROY 3046 (REI)<br>3 1 2<br>Price: \$765,000<br>Method: Private Sale<br>Date: 05/07/2021<br>Property Type: House<br>Land Size: 665 sqm approx                              | Agent Comments |
|   | 157 Hilton St GLENROY 3046 (REI)<br>3 1 2<br>Price: \$732,000<br>Method: Auction Sale<br>Date: 24/07/2021<br>Property Type: House (Res)  | Agent Comments |

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



propertydata

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