

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	74 Widford Street, Glenroy Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$715,000
			l

#### Median sale price

Median price	\$794,000	Hou	ıse X	Unit		Suburb	Glenroy
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

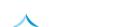
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	34 Trevannion St GLENROY 3046	\$750,000	02/12/2017
2	83 View St GLENROY 3046	\$740,000	22/12/2017
3	6 Hilda St GLENROY 3046	\$685,500	14/10/2017

#### 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.





Generated: 28/02/2018 15:07







Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 585 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$650,000 - \$715,000 **Median House Price** 

Year ending December 2017: \$794,000

A comfortable well maintained house for sale for the first time since 1990.

## Comparable Properties



34 Trevannion St GLENROY 3046 (VG)





Price: \$750,000 Method: Sale Date: 02/12/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 676 sqm approx

**Agent Comments** 



83 View St GLENROY 3046 (REI)

**--** 3





Price: \$740.000 Method: Private Sale Date: 22/12/2017 Rooms: 4

Property Type: House

Agent Comments



6 Hilda St GLENROY 3046 (REI)



Price: \$685,500 Method: Auction Sale Date: 14/10/2017 Rooms: 4

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments

Account - A E Gibson & Co (Professionals) | P: 03 93060255





Generated: 28/02/2018 15:07