

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

74 Widford Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$794,000

House

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.

	Address 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.



3 1 2

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)

Agent Comments

3 - -

Price: \$750,000

Method: Sale

Date: 02/12/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 676 sqm approx



83 View St GLENROY 3046 (REI)

Agent Comments

3 2 4

Price: \$740,000

Method: Private Sale

Date: 22/12/2017

Rooms: 4

Property Type: House



6 Hilda St GLENROY 3046 (REI)

Agent Comments

3 1 1

Price: \$685,500

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 620 sqm approx