## 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 2/88 Widford Street, Glenroy Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	\$499,000								
Median sale price									
Median price	\$615,555	Property Type Unit				Suburb Glenroy			
Period - From	01/01/2021	to	31/03/2021	Sou	ırce	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.

Add	dress of comparable property	Price	Date of sale
1	3/130 Widford St GLENROY 3046	\$495,000	20/02/2021
2	3/58 Bindi St GLENROY 3046	\$535,000	26/03/2021
3	2/9 Melbourne Av GLENROY 3046	\$520,000	12/03/2021

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:

26/05/2021 14:53









**Property Type:** Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$499,000 Median Unit Price March quarter 2021: \$615,555

# **Comparable Properties**

3/130 Widford St GLENROY 3046 (REI) 3 1 1 1 Price: \$495,000 Method: Auction Sale Date: 20/02/2021 Property Type: Unit	Agent Comments
3/58 Bindi St GLENROY 3046 (REI) 2 1 1 1 Price: \$535,000 Method: Private Sale Date: 26/03/2021 Rooms: 4 Property Type: Townhouse (Res) Land Size: 159 sqm approx	Agent Comments
2/9 Melbourne Av GLENROY 3046 (REI) 3 1 1 1 Price: \$520,000 Method: Private Sale Date: 12/03/2021 Property Type: Unit	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.