

## 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

79 WIDFORD STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2023

to

30 Apr 2024

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

2/145 MELBOURNE AVENUE GLENROY VIC 3046	\$579,000	17-Nov-23
3/33 WILLIAM STREET GLENROY VIC 3046	\$598,500	20-Apr-24
2/113 GLENROY ROAD GLENROY VIC 3046	\$595,000	02-Dec-23

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: 04 May 2024

	<b>2/145 MELBOURNE AVENUE GLENROY VIC 3046</b>	Sold Price	<b>\$579,000</b>	Sold Date	<b>17-Nov-23</b>
 2  2  1	Distance	<b>0.53km</b>			
	<b>3/33 WILLIAM STREET GLENROY VIC 3046</b>	Sold Price	<sup>RS</sup> <b>\$598,500</b>	Sold Date	<b>20-Apr-24</b>
 2  2  1	Distance	<b>1.78km</b>			
	<b>2/113 GLENROY ROAD GLENROY VIC 3046</b>	Sold Price	<b>\$595,000</b>	Sold Date	<b>02-Dec-23</b>
 2  2  1	Distance	<b>0.87km</b>			

RS = Recent sale

UN = Undisclosed Sale

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