

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

3/36 Widford Street, Glenroy Vic 3046

Indicative selling price

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

Range between

\$525,000

&

\$555,000

Median sale price

Median price

\$615,555

Property Type

Unit

Suburb

Glenroy

Period - From

01/01/2021

to

31/03/2021

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	3/6 Justin Av GLENROY 3046	\$562,500	10/12/2020
2	3/21 Langton St GLENROY 3046	\$557,500	30/03/2021
3	3/76 Beatty Av GLENROY 3046	\$555,000	27/03/2021

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:

19/04/2021 15:54



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 193 sqm approx

Agent Comments

Indicative Selling Price

\$525,000 - \$555,000

Median Unit Price

March quarter 2021: \$615,555

Comparable Properties



3/6 Justin Av GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$562,500

Method: Private Sale

Date: 10/12/2020

Rooms: 5

Property Type: Unit

Land Size: 163 sqm approx



3/21 Langton St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$557,500

Method: Private Sale

Date: 30/03/2021

Rooms: 4

Property Type: Unit

3/76 Beatty Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit