

## 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

3/38 WIDFORD STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$535,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2021

to

30 Jun 2022

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

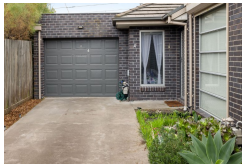
Date of sale

4/15 HARTINGTON STREET GLENROY VIC 3046	\$530,000	09-Jun-22
3/3 JUSTIN AVENUE GLENROY VIC 3046	\$580,000	29-May-22
3/29 GRANDVIEW STREET GLENROY VIC 3046	\$615,000	05-Mar-22

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: 01 July 2022



**4/15 HARTINGTON STREET  
GLENROY VIC 3046**

 2  1  2

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date

**09-Jun-22**

Distance

**0.76km**



**3/3 JUSTIN AVENUE GLENROY VIC  
3046**

 2  1  1

Sold Price

<sup>RS</sup>

**\$580,000**

Sold Date

**29-May-22**

Distance

**0.87km**



**3/29 GRANDVIEW STREET  
GLENROY VIC 3046**

 2  2  1

Sold Price

**\$615,000**

Sold Date

**05-Mar-22**

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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