

## 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

1/90 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/100 WIDFORD STREET GLENROY VIC 3046	\$590,000	08-Oct-21
2/101 BINDI STREET GLENROY VIC 3046	\$560,000	27-Jan-22
142A CARDINAL ROAD GLENROY VIC 3046	\$610,000	12-Aug-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: 31 March 2023



**1/100 WIDFORD STREET GLENROY VIC 3046** Sold Price **\$590,000** Sold Date **08-Oct-21**

 2  1  1

Distance **0.08km**



**2/101 BINDI STREET GLENROY VIC 3046** Sold Price **\$560,000** Sold Date **27-Jan-22**

 2  2  1

Distance **0.39km**



**142A CARDINAL ROAD GLENROY VIC 3046** Sold Price **\$610,000** Sold Date **12-Aug-22**

 2  1  2

Distance **0.5km**

**RS** = Recent sale **UN** = Undisclosed Sale

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