

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

2/24 Widford Street Glenroy VIC 3046

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

8/24 Widford Street Glenroy VIC 3046	\$430,000	05-Aug-19
3/56 Widford Street Glenroy VIC 3046	\$490,400	18-Jun-19
2/16 Gladstone Parade Glenroy VIC 3046	\$452,000	26-Oct-19

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: 05 February 2020



8/24 Widford Street Glenroy VIC 3046

Sold Price **\$430,000** Sold Date **05-Aug-19**

 2  1  1

Distance **0.04km**



3/56 Widford Street Glenroy VIC 3046

Sold Price **\$490,400** Sold Date **18-Jun-19**

 2  1  1

Distance **0.3km**



2/16 Gladstone Parade Glenroy VIC 3046

Sold Price **\$452,000** Sold Date **26-Oct-19**

 2  1  1

Distance **0.9km**

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

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