

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

Indicative selling price

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

----- range between \$750,000 & \$790,000

Median sale price

Median price

\$791500

Property type

house

Suburb

Glenroy

Period - From

Oct-19

to

Dec-19

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
44 Cosmos Street Glenroy	\$774000	21/09/19
77 Widford Street Glenroy	\$791500	03/12/19
26 Isla Avenue Glenroy	\$771000	30/11/19

This Statement of Information was prepared on: 11/02/2020