

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

35 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 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

28 Salisbury Street Glenroy VIC 3046	\$790,000	13-Jun-20
17 Hartington Street Glenroy VIC 3046	\$650,000	18-Jun-20
6 Acacia Street Glenroy VIC 3046	\$762,500	17-Jun-20

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: 03 October 2020


28 Salisbury Street Glenroy VIC 3046
 3  1  -

Sold Price

\$790,000

Sold Date

13-Jun-20

Distance

0.37km

17 Hartington Street Glenroy VIC 3046
 3  1  2

Sold Price

\$650,000

Sold Date

18-Jun-20

Distance

0.67km

6 Acacia Street Glenroy VIC 3046
 2  1  1

Sold Price

\$762,500

Sold Date

17-Jun-20

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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