

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

2/45 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

\$790,000

&

\$840,000

Median sale price

Median price

\$610,000

Property type

Unit

Suburb

Glenroy

Period - From

April 2022

to

June 2022

Source

Pricefinder

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
1.	1/22 Grandview Street, Glenroy	\$910,000	22.4.22
2.	1/3 Ila Street, Glenroy	\$830,000	21.3.22
3.	1/30 Churchill Street, Glenroy	\$830,888	4.6.22
This Statement of Information was prepared on:		17.08.2022	