

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

1/56 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

\$765,000

& or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/21 Prospect Street Glenroy VIC 3046	\$905,000	15-Oct-21
2/21 Prospect Street Glenroy VIC 3046	\$830,000	21-Oct-21
1/76 Beatty Avenue Glenroy VIC 3046	\$780,000	19-Oct-21

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: 25 October 2021



1/21 Prospect Street Glenroy VIC 3046

 4  2  2

Sold Price

^{RS} **\$905,000**

Sold Date

15-Oct-21

Distance

1.36km



2/21 Prospect Street Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

21-Oct-21

Distance

1.37km



1/76 Beatty Avenue Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$780,000**

Sold Date

19-Oct-21

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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