

## 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

83 PAGET AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2021

to

31 Mar 2022

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

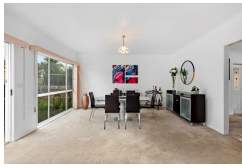
Date of sale

84 WIDFORD STREET GLENROY VIC 3046	\$828,000	29-Oct-21
46 GLEN STREET GLENROY VIC 3046	\$805,000	19-Nov-21
140 DALEY STREET GLENROY VIC 3046	\$755,000	14-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: 04 April 2022



**84 WIDFORD STREET GLENROY  
VIC 3046**

 3  1  2

Sold Price

**\$828,000**

Sold Date

**29-Oct-21**

Distance

**0.04km**



**46 GLEN STREET GLENROY VIC  
3046**

 2  1  2

Sold Price

**\$805,000**

Sold Date

**19-Nov-21**

Distance

**0.27km**



**140 DALEY STREET GLENROY VIC  
3046**

 2  1  -

Sold Price

**\$755,000**

Sold Date

**14-Oct-21**

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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