

# 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

1/88 Widford Street, Glenroy Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000

&

\$510,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Glenroy

Period - From 01/07/2021

to 30/09/2021

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
1	16 Hilda St GLENROY 3046	\$535,000	01/11/2021
2	34 Augustine Tce GLENROY 3046	\$525,000	18/11/2021
3	9 Menana Rd GLENROY 3046	\$520,000	16/10/2021

**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 six months.~~

This Statement of Information was prepared on:

13/12/2021 11:56

1/88 Widford Street, Glenroy Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$470,000 - \$510,000

**Median Unit Price**

September quarter 2021: \$605,000



3 1 1

**Property Type:** House

**Land Size:** 270 sqm approx

**Agent Comments**

## Comparable Properties



**16 Hilda St GLENROY 3046 (REI)**

**Agent Comments**

2 1 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 01/11/2021

**Property Type:** House (Res)



**34 Augustine Tce GLENROY 3046 (REI)**

**Agent Comments**

3 1 1

**Price:** \$525,000

**Method:** Auction Sale

**Date:** 18/11/2021

**Property Type:** House (Res)



**9 Menana Rd GLENROY 3046 (REI)**

**Agent Comments**

3 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 16/10/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 225 sqm approx

**Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938**



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