

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

118 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)

Range between \$580,000 & \$638,000

Median sale price

Median price \$826,000 Property type House Suburb Glenroy

Period - From Nov 2024 to March 2025 Source Pricefinder

Comparable property sales

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.	77A John Street, Glenroy	\$645,000	01.03.2025
2.	1/53 May Street, Glenroy	\$640,000	02.12.2024
3.	2/352 Waterloo Road, Glenroy	\$650,000	15.11.2024
This Statement of Information was prepared on:		28 th March 2025	