

## 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

12 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2023

to

30 Jun 2024

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

131 JOHN STREET GLENROY VIC 3046	\$975,000	21-Jun-24
25 GLENROY ROAD GLENROY VIC 3046	\$991,000	15-Feb-24
20 PATRICK STREET GLENROY VIC 3046	\$1,043,000	27-Jun-24

**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: 09 July 2024



**131 JOHN STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date

**21-Jun-24**

 3  1  -

Distance

**1.7km**

**OPEN FOR INSPECTION**

Open for inspections are by registered appointment.  
To register for an inspection Please contact:  
**JOHN GIBBS**  
0756 5022  
Special Agent in Charge (SAIC) and Sales Representative  
RE/MAX URBAN

**25 GLENROY ROAD GLENROY VIC 3046**

Sold Price

**\$991,000**

Sold Date

**15-Feb-24**

 3  1  1

Distance

**1.13km**



**20 PATRICK STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$1,043,000**

Sold Date

**27-Jun-24**

 4  2  3

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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