

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

2/100 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Glenroy

Period-from

01 May 2023

to

30 Apr 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

3/33 WILLIAM STREET GLENROY VIC 3046	\$598,500	20-Apr-24
2/145 MELBOURNE AVENUE GLENROY VIC 3046	\$579,000	17-Nov-23
3/15 PROSPECT STREET GLENROY VIC 3046	\$547,500	17-Nov-23

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: 01 May 2024

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**3/33 WILLIAM STREET GLENROY
VIC 3046**

2 2 1

Sold Price

^{RS}

\$598,500

Sold Date **20-Apr-24**

Distance **1.94km**



**2/145 MELBOURNE AVENUE
GLENROY VIC 3046**

2 2 1

Sold Price

\$579,000

Sold Date **17-Nov-23**

Distance **0.68km**



**3/15 PROSPECT STREET GLENROY
VIC 3046**

2 2 1

Sold Price

\$547,500

Sold Date **17-Nov-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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