

## 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

3/12 ILLAWARRA 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

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 2023

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

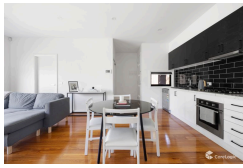
Date of sale

3/100 WIDFORD STREET GLENROY VIC 3046	\$455,000	18-Nov-23
3/26 HEATHER COURT GLENROY VIC 3046	\$503,500	03-Jul-23
3/66 EVERARD STREET GLENROY VIC 3046	\$585,000	19-Oct-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: 27 November 2023

**3/100 WIDFORD STREET  
GLENROY VIC 3046**

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Sold Price

RS

**\$455,000**

Sold Date

**18-Nov-23**

Distance

**1.48km****3/26 HEATHER COURT GLENROY  
VIC 3046**

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Sold Price

**\$503,500**

Sold Date

**03-Jul-23**

Distance

**1.36km****3/66 EVERARD STREET GLENROY  
VIC 3046**

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Sold Price

RS

**\$585,000**

Sold Date

**19-Oct-23**

Distance

**2.24km**

RS = Recent sale

UN = Undisclosed Sale

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