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	1/62 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	$600,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 2025	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 GLADSTONE PARADE GLENROY VIC 3046	$645,000	16-Apr-25
2/74 BELAIR AVENUE GLENROY VIC 3046	$650,000	14-Jan-25
118 WIDFORD STREET GLENROY VIC 3046	$650,000	03-May-25

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: 06 May 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



3/33 GLADSTONE PARADE GLENROY VIC 3046

3 1 1

Sold Price RS $645,000 Sold Date 16-Apr-25

Distance 1.41km



2/74 BELAIR AVENUE GLENROY VIC 3046

3 1 1

Sold Price $650,000 Sold Date 14-Jan-25

Distance 1.31km



118 WIDFORD STREET GLENROY VIC 3046

3 1 2

Sold Price RS $650,000 Sold Date 03-May-25

Distance 0.49km

RS = Recent sale **UN** = Undisclosed Sale

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