

## 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

8/135-137 CARDINAL ROAD GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 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

3/25 PROSPECT STREET GLENROY VIC 3046	\$580,000	25-Mar-23
14 CHERWELL AVENUE GLENROY VIC 3046	\$625,000	14-Apr-23
2/67 VIEW STREET GLENROY VIC 3046	\$690,000	06-Apr-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: 08 May 2023



**3/25 PROSPECT STREET GLENROY VIC 3046** Sold Price **\$580,000** Sold Date **25-Mar-23**

 2  2  1

Distance **1.95km**



**14 CHERWELL AVENUE GLENROY VIC 3046** Sold Price <sup>RS</sup> **\$625,000** Sold Date **14-Apr-23**

 3  1  1

Distance **1.77km**



**2/67 VIEW STREET GLENROY VIC 3046** Sold Price <sup>RS</sup> **\$690,000** Sold Date **06-Apr-23**

 3  2  1

Distance **0.24km**

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

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