

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

3/135 - 137 Cardinal Road, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$470,000

&

\$515,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/07/2023

to

30/09/2023

Source

REIV

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 six 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
1	2/112 Daley St GLENROY 3046	\$521,000	26/05/2023
2	2/8 Murrell St GLENROY 3046	\$520,000	20/07/2023
3	54c View St GLENROY 3046	\$515,000	27/05/2023

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 six months.~~

This Statement of Information was prepared on:

24/11/2023 14:50

3/135 - 137 Cardinal Road, Glenroy Vic 3046

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$470,000 - \$515,000

Median Unit Price

September quarter 2023: \$570,000



2 1 1

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



2/112 Daley St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$521,000

Method: Private Sale

Date: 26/05/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 125 sqm approx



2/8 Murrell St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 20/07/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 71 sqm approx

54c View St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 129 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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