

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

3/126 CARDINAL ROAD 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2021

to

30 Nov 2022

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

7/54-56 JUSTIN AVENUE GLENROY VIC 3046	\$510,000	28-Jul-22
26A ERNEST STREET BROADMEADOWS VIC 3047	\$510,000	15-Oct-22
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-22

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: 05 December 2022


**7/54-56 JUSTIN AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price **\$510,000** Sold Date **28-Jul-22**

Distance **0.46km**


**26A ERNEST STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price Sold Date **15-Oct-22**

Distance **1.12km**


**2/10 ROWAN STREET GLENROY
VIC 3046**

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **26-Nov-22**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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