

## 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

1/126 Cardinal Road 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/31 Justin Avenue Glenroy VIC 3046	\$724,000	22-May-21
1/9 Hubert Avenue Glenroy VIC 3046	\$745,000	26-Aug-21
2C Lyons Street Glenroy VIC 3046	\$725,000	10-Sep-21

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: 23 September 2021



**1/31 Justin Avenue Glenroy VIC 3046**

 3  2  2

Sold Price

**\$724,000**

Sold Date

**22-May-21**

Distance

**0.52km**



**1/9 Hubert Avenue Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**26-Aug-21**

Distance

**0.69km**



**2C Lyons Street Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**10-Sep-21**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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