

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

2/107 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 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

2/24 Maude Avenue Glenroy VIC 3046	\$780,000	08-Nov-21
2/21 Clovelly Avenue Glenroy VIC 3046	\$725,000	12-Nov-21
3/23 Cromwell Street Glenroy VIC 3046	\$715,000	16-Nov-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: 19 January 2022

2/24 Maude Avenue Glenroy VIC 3046 Sold Price **\$780,000** Sold Date **08-Nov-21**
 3  2  2 Distance **0.64km**



2/21 Clovelly Avenue Glenroy VIC 3046 Sold Price **\$725,000** Sold Date **12-Nov-21**
 3  2  2 Distance **1.67km**



3/23 Cromwell Street Glenroy VIC 3046 Sold Price **\$715,000** Sold Date **16-Nov-21**
 3  2  1 Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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