

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

2/126 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

\$590,000

&

\$620,000

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

2/48 Hubert Avenue Glenroy VIC 3046	\$595,000	06-Sep-21
2/58 Bindi Street Glenroy VIC 3046	\$595,000	21-Jul-21
2/54 Maude Avenue Glenroy VIC 3046	\$610,000	17-Jun-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



2/48 Hubert Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$595,000

Sold Date

06-Sep-21

 2  2  1

Distance

0.39km



2/58 Bindi Street Glenroy VIC 3046

Sold Price

\$595,000

Sold Date

21-Jul-21

 2  1  1

Distance

0.5km



2/54 Maude Avenue Glenroy VIC 3046

Sold Price

\$610,000

Sold Date

17-Jun-21

 2  2  1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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