

## 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

3/112 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

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 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

|   |           |           |
|---|-----------|-----------|
| 8/40-42 CHAPMAN AVENUE GLENROY VIC 3046 | \$485,000 | 17-Jun-22 |
| 4/15 HARTINGTON STREET GLENROY VIC 3046 | \$530,000 | 09-Jun-22 |
| 3/3 JUSTIN AVENUE GLENROY VIC 3046      | \$580,000 | 29-May-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: 03 August 2022



**8/40-42 CHAPMAN AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **17-Jun-22**

Distance **1.68km**



**4/15 HARTINGTON STREET  
GLENROY VIC 3046**

 2  1  2

Sold Price <sup>RS</sup> **\$530,000** Sold Date **09-Jun-22**

Distance **1.24km**



**3/3 JUSTIN AVENUE GLENROY VIC  
3046**

 2  1  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **29-May-22**

Distance **0.66km**

**RS** = Recent sale **UN** = Undisclosed Sale

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