

## 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

1/135-137 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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

1/25 Isla Avenue Glenroy VIC 3046	\$625,000	07-Oct-21
190 Melbourne Avenue Glenroy VIC 3046	\$595,000	06-Nov-21
1/31 Harold Street Glenroy VIC 3046	\$531,000	23-Oct-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: 20 November 2021



**1/25 Isla Avenue Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$625,000** Sold Date **07-Oct-21**  
Distance **0.54km**

 2  1  1



**190 Melbourne Avenue Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$595,000** Sold Date **06-Nov-21**  
Distance **1.15km**

 2  1  2



**1/31 Harold Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$531,000** Sold Date **23-Oct-21**  
Distance **1.02km**

 2  1  1

RS = Recent sale      UN = Undisclosed Sale

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