



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/119 Cardinal Road Glenroy VIC 3046

2 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000 & \$575,000

Median Sale Price

\$529,000 Units in Glenroy between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	2/54 Maude Avenue Glenroy VIC 3046	Sold Price	\$580,000	Sold Date	05-Jun-18
	2 2 1			Distance	0.61km
	2/143 Melbourne Avenue Glenroy VIC 3046	Sold Price	\$605,000	Sold Date	04-Jul-18
	2 2 1			Distance	0.77km
	67 Cardinal Road Glenroy VIC 3046	Sold Price	\$590,000	Sold Date	27-Oct-18
	2 1 2			Distance	0.83km

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