

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

107/18-20 Etna Street, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Glen Huntly

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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	108/9 Belsize Av CARNEGIE 3163	\$460,000	02/12/2023
2	515/16 Woorayl St CARNEGIE 3163	\$440,000	30/04/2024
3	209/276 Neerim Rd CARNEGIE 3163	\$416,000	18/01/2024

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 six months.~~

This Statement of Information was prepared on:

29/05/2024 10:57



Property Type: Apartment

Comparable Properties



108/9 Belsize Av CARNEGIE 3163 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 02/12/2023

Property Type: Strata Unit/Flat



515/16 Woorayl St CARNEGIE 3163 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 30/04/2024

Property Type: Apartment



209/276 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$416,000

Method: Private Sale

Date: 18/01/2024

Property Type: Unit

Land Size: 52 sqm approx