

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

112/28 Watson Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$582,000 Property Type Unit Suburb Glen Huntly

Period - From 22/02/2023 to 21/02/2024 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	104/147 Neerim Rd GLEN HUNTLY 3163	\$555,000	15/01/2024
2	107/16 Etna St GLEN HUNTLY 3163	\$545,000	18/02/2024
3	1/58 Rosstown Rd CARNEGIE 3163	\$538,000	25/11/2023

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:

22/02/2024 11:59



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
22/02/2023 - 21/02/2024: \$582,000

Comparable Properties



104/147 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 15/01/2024
Property Type: Apartment



107/16 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$545,000
Method: Auction Sale
Date: 18/02/2024
Property Type: Apartment



1/58 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$538,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Apartment

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