

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

15 Huntly Street, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$1,290,000 Property Type Townhouse Suburb Glen Huntly

Period - From 20/02/2023 to 19/02/2024 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	19 Huntly St GLEN HUNTLY 3163	\$880,000	02/09/2023
2	4/91 Truganini Rd CARNEGIE 3163	\$865,000	03/11/2023
3	4/1 Wattle Av GLEN HUNTLY 3163	\$825,000	19/10/2023

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:

20/02/2024 08:32

15 Huntly Street, Glen Huntly Vic 3163

Ari Levin
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 3  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median Townhouse Price
20/02/2023 - 19/02/2024: \$1,290,000

Comparable Properties



19 Huntly St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$880,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)



4/91 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$865,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit



4/1 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 3  1  1

Price: \$825,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: Unit

Account - Slater & Levin



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