## 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

16/1204 Glen Huntly Road, Glen Huntly Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$580,000		&		\$625,000				
Median sale p	rice								
Median price	\$632,000	Pro	operty Type	Unit			Suburb	Glen Huntly	
Period - From	28/05/2024	to	27/05/2025		So	urce	Property	y Data	

### 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.

Ad	dress of comparable property	Price	Date of sale
1	12/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$650,000	28/02/2025
2	19/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$672,000	24/02/2025
3	11/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$679,000	08/01/2025

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:

28/05/2025 10:48





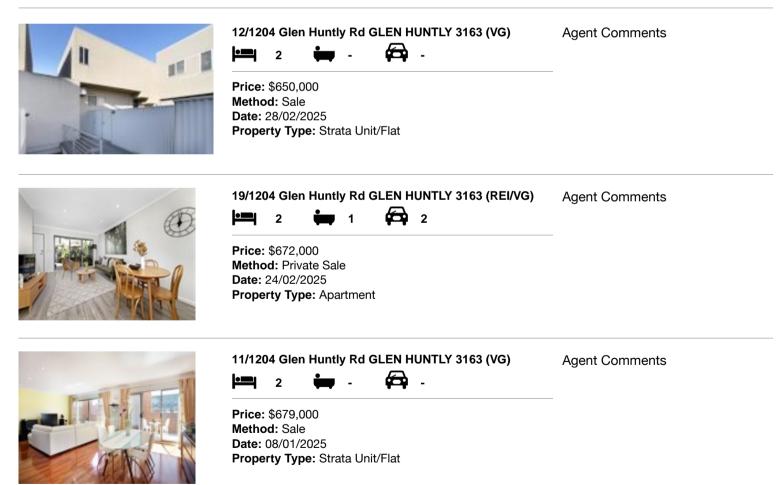




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$625,000 Median Unit Price 28/05/2024 - 27/05/2025: \$632,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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