

# 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

2/149 Neerim Road, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$608,500 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2023 to 31/12/2023 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 | 9/316 Neerim Rd CARNEGIE 3163      | \$638,000 | 17/02/2024   |
| 2 | 10/1170 Dandenong Rd CARNEGIE 3163 | \$637,000 | 08/02/2024   |
| 3 | 1/7 Ormond Rd ORMOND 3204          | \$620,000 | 02/01/2024   |

**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:

29/02/2024 13:31



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

Year ending December 2023: \$608,500

## Comparable Properties



**9/316 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$638,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Apartment



**10/1170 Dandenong Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$637,000

**Method:** Sold Before Auction

**Date:** 08/02/2024

**Property Type:** Apartment



**1/7 Ormond Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 02/01/2024

**Property Type:** Apartment

**Land Size:** 117 sqm approx

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