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

2/16 Park Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$642,500	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/28 Belsize Av CARNEGIE 3163	\$815,000	29/04/2023
2	5/205 Grange Rd GLEN HUNTLY 3163	\$780,000	15/04/2023
3	2/32 Dorothy Av GLEN HUNTLY 3163	\$780,000	19/02/2023

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:

11/07/2023 16:49



2/16 Park Avenue, Glen Huntly Vic 3163



Ari Levin





Property Type: Unit Agent Comments

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Indicative Selling Price \$750,000 - \$800,000 Median Unit Price March quarter 2023: \$642,500

Comparable Properties



2/28 Belsize Av CARNEGIE 3163 (REI)



Price: \$815,000 Method: Auction Sale Date: 29/04/2023 Property Type: Townhouse (Res) Agent Comments



5/205 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$780,000 Method: Auction Sale Date: 15/04/2023 Property Type: Unit



2/32 Dorothy Av GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$780,000 Method: Auction Sale Date: 19/02/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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