

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$642,500 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2023 to 31/03/2023 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	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



**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/28 Belsize Av CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$815,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Townhouse (Res)



**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