

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

212/28 Watson Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Glen Huntly

Period - From 04/06/2023 to 03/06/2024 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	2/33 Rosstown Rd CARNEGIE 3163	\$396,000	25/05/2024
2	2/71 Tranmere Av CARNEGIE 3163	\$375,000	29/05/2024
3	6/348 Balaclava Rd CAULFIELD NORTH 3161	\$371,000	25/03/2024

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:

04/06/2024 04:18

Ruth Roberts
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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

04/06/2023 - 03/06/2024: \$560,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/33 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$396,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment



2/71 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$375,000

Method: Sold Before Auction

Date: 29/05/2024

Property Type: Apartment



6/348 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$371,000

Method: Private Sale

Date: 25/03/2024

Property Type: Apartment

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