

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

3/20 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2024 to 31/03/2024 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	3/16 Etna St GLEN HUNTLY 3163	\$635,000	12/04/2024
2	112/28 Watson Gr GLEN HUNTLY 3163	\$609,000	16/03/2024
3	13/129 Kambrook Rd CAULFIELD NORTH 3161	\$580,000	24/02/2024

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:

30/04/2024 15:42

3/20 Royal Avenue, Glen Huntly Vic 3163

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

March quarter 2024: \$645,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



3/16 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments

 2  2  1

Price: \$635,000

Method: Private Sale

Date: 12/04/2024

Property Type: Apartment



112/28 Watson Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$609,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



13/129 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 24/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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