

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 315/1240 Glen Huntly Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$740,000 & \$770,000

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	313/285 Neerim Rd CARNEGIE 3163	\$750,000	13/02/2024
2	5/7 Ormond Rd ORMOND 3204	\$745,000	03/09/2023
3	111/112 Mimosa Rd CARNEGIE 3163	\$740,000	01/12/2023

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: 01/03/2024 14:52



Property Type:
Agent Comments

Indicative Selling Price
\$740,000 - \$770,000
Median Unit Price
Year ending December 2023: \$608,500

Comparable Properties



313/285 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment

5/7 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 03/09/2023
Property Type: Apartment



111/112 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment