

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 4/31 Rothschild Street, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$720,000 & \$780,000

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	303/9 Belsize Av CARNEGIE 3163	\$807,500	06/12/2023
2	3/1a Kokaribb Rd CARNEGIE 3163	\$795,000	04/12/2023
3	3/41 Coorigil Rd CARNEGIE 3163	\$760,000	09/01/2024

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: 14/03/2024 10:03



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
Year ending December 2023: \$608,500

Comparable Properties



303/9 Belsize Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$807,500
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Apartment



3/1a Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 04/12/2023
Property Type: Townhouse (Single)



3/41 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 09/01/2024
Property Type: Townhouse (Single)

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