

# 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 5/9 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 \$420,000 & \$460,000

### Median sale price

Median price \$602,500 Property Type Unit Suburb Glen Huntly

Period - From 24/10/2022 to 23/10/2023 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	2/122-124 Mimosa Rd CARNEGIE 3163	\$488,000	17/10/2023
2	11/131 Grange Rd GLEN HUNTLY 3163	\$453,000	21/10/2023
3	9/13 Waratah Av GLEN HUNTLY 3163	\$430,000	08/07/2023

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: 24/10/2023 14:23

Ruth Roberts  
9572 1666  
0409 214 110  
rroberts@woodards.com.au



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$460,000  
**Median Unit Price**  
24/10/2022 - 23/10/2023: \$602,500

## Comparable Properties



2/122-124 Mimosa Rd CARNEGIE 3163 (REI)   **Agent Comments**

2   1   1

**Price:** \$488,000  
**Method:** Private Sale  
**Date:** 17/10/2023  
**Property Type:** Apartment



11/131 Grange Rd GLEN HUNTLY 3163 (REI)   **Agent Comments**

2   1   1

**Price:** \$453,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** Apartment



9/13 Waratah Av GLEN HUNTLY 3163 (VG)   **Agent Comments**

2   -   -

**Price:** \$430,000  
**Method:** Sale  
**Date:** 08/07/2023  
**Property Type:** Strata Unit/Flat

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