

# 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

7/14-16 Etna Street, 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 \$590,000 & \$640,000

### 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	3/18 Etna St GLEN HUNTLY 3163	\$680,000	17/08/2023
2	1/7 Ormond Rd ORMOND 3204	\$620,000	02/01/2024
3	207/25 Rothschild St GLEN HUNTLY 3163	\$607,000	27/11/2023

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:

07/02/2024 09:35



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

Year ending December 2023: \$608,500

## Comparable Properties



**3/18 Etna St GLEN HUNTLY 3163 (VG)**

Agent Comments



**Price:** \$680,000

**Method:** Sale

**Date:** 17/08/2023

**Property Type:** Strata Unit/Flat



**1/7 Ormond Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 02/01/2024

**Property Type:** Apartment

**Land Size:** 117 sqm approx



**207/25 Rothschild St GLEN HUNTLY 3163 (REI)**

Agent Comments



**Price:** \$607,000

**Method:** Expression of Interest

**Date:** 27/11/2023

**Property Type:** Apartment

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