

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 9/147 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$610,000 & \$640,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Glen Huntly

Period - From 23/02/2023 to 22/02/2024 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	9/316 Neerim Rd CARNEGIE 3163	\$638,000	17/02/2024
2	104/56 Kambrook Rd CAULFIELD NORTH 3161	\$619,000	19/12/2023
3	105/337 Balaclava Rd CAULFIELD NORTH 3161	\$617,000	15/01/2024

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: 23/02/2024 16:13



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$610,000 - \$640,000

Median Unit Price

23/02/2023 - 22/02/2024: \$590,000

Comparable Properties



9/316 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$638,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment



104/56 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**



Price: \$619,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



105/337 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$617,000

Method: Private Sale

Date: 15/01/2024

Property Type: Apartment

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