Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	9/147 Neerim Road, Glen Huntly Vic 3163
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$610,000 & \$640,000	Range between	\$610,000	&	\$640,000
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Median sale price

Median price	\$590,000	Pro	perty Type U	nit		Suburb	Glen Huntly
Period - From	23/02/2023	to	22/02/2024	So	ource	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

	areas or comparable property	1 1100	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



Date of sale

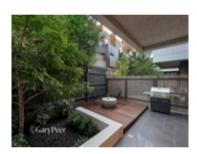






Indicative Selling Price \$610,000 - \$640,000 **Median Unit Price** 23/02/2023 - 22/02/2024: \$590,000

Comparable Properties



9/316 Neerim Rd CARNEGIE 3163 (REI)





Price: \$638,000 Method: Auction Sale Date: 17/02/2024

Property Type: Apartment

Agent Comments



104/56 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments

(REI/VG)





Price: \$619,000 Method: Private Sale Date: 19/12/2023

Property Type: Apartment



105/337 Balaclava Rd CAULFIELD NORTH

3161 (REI)

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Price: \$617,000 Method: Private Sale Date: 15/01/2024

Property Type: Apartment

Agent Comments



