

# 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

1/3 Watson Grove, 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)

Single price \$929,000

### Median sale price

Median price \$541,500

Property Type Unit

Suburb Glen Huntly

Period - From 01/10/2018

to 30/09/2019

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	6a Rosanna St CARNEGIE 3163	\$950,000	12/10/2019
2			
3			

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:

19/11/2019 10:14



 3    1    1

**Property Type:** Townhouse (Res)

**Land Size:** 211 sqm approx

**Indicative Selling Price**

\$929,000

**Median Unit Price**

Year ending September 2019: \$541,500

**Agent Comments**

Around the corner from transport & shops, this street-fronted 3-BR/1.5-Bath townhouse is filled with light and features a spacious lounge plus large dining zone and bright kitchen. With a choice of alfresco areas & ducted heating, it offers a chance to add value close to the racecourse & Monash Uni.

## Comparable Properties



**6a Rosanna St CARNEGIE 3163 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Townhouse (Res)

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.