

# 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

10/1204 Glen Huntly Road, Glen Huntly Vic 3163
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$520,000
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 & 

\$570,000
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### Median sale price

Median price 

\$541,500
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 Property Type 

Unit
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 Suburb 

Glen Huntly
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Period - From 

01/10/2018
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 to 

30/09/2019
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 Source 

REIV
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### 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	4/33 Jersey Pde CARNEGIE 3163	\$572,000	19/10/2019
2	5/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$536,000	27/07/2019
3	7/30 Lillimur Rd ORMOND 3204	\$525,000	05/10/2019

**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: 

24/10/2019 09:49
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2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$570,000  
**Median Unit Price**  
Year ending September 2019: \$541,500

## Comparable Properties



**4/33 Jersey Pde CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$572,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Rooms:** 4  
**Property Type:** Unit



**5/1204 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$536,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Property Type:** Apartment



**7/30 Lillimur Rd ORMOND 3204 (REI)**

**Agent Comments**

2   1   1

**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Apartment