

# 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

7/2-4 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)

Range between \$440,000 & \$480,000

### 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	6/7 Wild Cherry Rd ORMOND 3204	\$480,000	12/10/2019
2	502/839 Dandenong Rd MALVERN EAST 3145	\$470,000	12/10/2019
3	2/1 Rosstown Rd CARNEGIE 3163	\$442,000	20/07/2019

**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:

28/10/2019 15:14



**Property Type:** Apartment  
**Land Size:** 85.5 sqm approx

#### Agent Comments

Located just off the strip, where cafes, shops and transport facilitate a stress-free day-to-day existence, this elevated 2-BR home is the ideal place to drop your bags after a busy day. Offering a bright lounge with heater plus eat-in kitchen, it includes a combined bathroom/laundry, buzzer entry a

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

Year ending September 2019: \$541,500

## Comparable Properties



**6/7 Wild Cherry Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$480,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** Apartment



**502/839 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$470,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Rooms:** 3  
**Property Type:** Apartment



**2/1 Rosstown Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$442,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Rooms:** 3  
**Property Type:** Apartment