

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

4/2 Garden Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$639,500 Property Type Unit Suburb Glen Huntly

Period - From 01/10/2019 to 31/12/2019 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	2/6 Garden Av GLEN HUNTLY 3163	\$728,000	30/11/2019
2	3/205 Grange Rd GLEN HUNTLY 3163	\$690,000	08/12/2019
3	3/271 Grange Rd ORMOND 3204	\$688,000	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:

17/02/2020 14:30



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2019: \$639,500

Comparable Properties



2/6 Garden Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$728,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit



3/205 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Auction Sale

Date: 08/12/2019

Property Type: Unit



3/271 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$688,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 4

Property Type: Unit