

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

1/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$360,000 & \$390,000

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	17/115 Neerim Rd GLEN HUNTLY 3163	\$413,000	29/08/2019
2	8/225-229 Koornang Rd CARNEGIE 3163	\$381,000	15/02/2020
3	65/115-133 Neerim Rd GLEN HUNTLY 3163	\$375,000	07/10/2019

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:

24/02/2020 07:35

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
December quarter 2019: \$639,500

Comparable Properties



17/115 Neerim Rd GLEN HUNTLY 3163
(REI/VG)

Agent Comments

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Price: \$413,000
Method: Private Sale
Date: 29/08/2019
Property Type: Apartment



8/225-229 Koornang Rd CARNEGIE 3163 (REI) **Agent Comments**

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Price: \$381,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Apartment



65/115-133 Neerim Rd GLEN HUNTLY 3163
(VG)

Agent Comments

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Price: \$375,000
Method: Sale
Date: 07/10/2019
Property Type: Strata Unit/Flat