

# 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

101/18 Etna Street, 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 \$660,000 & \$690,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2020 to 31/03/2020 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	4/29 Katandra Rd ORMOND 3204	\$686,000	16/01/2020
2	502/178 Koornang Rd CARNEGIE 3163	\$680,000	29/02/2020
3	1/962 Dandenong Rd CAULFIELD EAST 3145	\$678,000	14/12/2019

**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:

09/06/2020 10:17



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**Property Type:** Strata Unit/Flat  
**Land Size:** 85 internal sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$660,000 - \$690,000  
**Median Unit Price**  
March quarter 2020: \$620,000

## Comparable Properties



4/29 Katandra Rd ORMOND 3204 (REI/VG)

[Agent Comments](#)

2   1   2

**Price:** \$686,000  
**Method:** Private Sale  
**Date:** 16/01/2020  
**Rooms:** 4  
**Property Type:** Apartment



502/178 Koornang Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

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**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** Apartment



1/962 Dandenong Rd CAULFIELD EAST 3145 (REI/VG)

[Agent Comments](#)

2   2   1

**Price:** \$678,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Rooms:** 3  
**Property Type:** Apartment