## 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	cluding suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$1,250,000	&	\$1,320,000			
Median sale price*					
Median price	Property Type	S	uburb Glen Huntly		
Period - From t	to	Source			
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 2/158 Kambrook Rd CAULFIELD 3162			\$1,350,000	16/10/2024	
2 8a Florence St ORMOND 3204			\$1,409,500	09/10/2024	
3 8b Hinton Rd GLEN HUNTLY 3163			\$1,415,000	20/08/2024	
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: 04/02/2025 09:42					
* When this Statement of Information was prepared, publicly available information providing median sale					



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Townhouse

(Single

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,320,000 No median price available

## Comparable Properties



2/158 Kambrook Rd CAULFIELD 3162 (REI/VG)

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4







Price: \$1,350,000

Method: Sold Before Auction

Date: 16/10/2024

**Property Type:** Townhouse (Res) **Land Size:** 185 sqm approx

**Agent Comments** 

8a Florence St ORMOND 3204 (REI/VG)

4





**a** 

Price: \$1,409,500

Method: Sold Before Auction

Date: 09/10/2024

Property Type: Townhouse (Res)

**Agent Comments** 



8b Hinton Rd GLEN HUNTLY 3163 (REI)

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1





1 3

Price: \$1,415,000

Method: Sold Before Auction

Date: 20/08/2024

**Property Type:** Townhouse (Res) **Land Size:** 338 sqm approx

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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