

## 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

2/4 Park Avenue 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

### 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 6 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

9/40 Coorigil Road Carnegie VIC 3163	\$700,000	25-Apr-21
5/4 Park Avenue Glen Huntly VIC 3163	\$715,000	15-Jun-21
5/31-35 Repton Road Malvern East VIC 3145	\$719,000	06-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 31 August 2021


**9/40 Coorigil Road Carnegie VIC 3163**
 2    1    1

Sold Price

**\$700,000**

Sold Date

**25-Apr-21**

Distance

**1.51km**
**5/4 Park Avenue Glen Huntly VIC 3163**
 2    1    1

Sold Price

<sup>RS</sup> **\$715,000** <sup>UN</sup>

Sold Date

**15-Jun-21**

Distance

**-**
**5/31-35 Repton Road Malvern East VIC 3145**
 2    1    1

Sold Price

**\$719,000**

Sold Date

**06-Mar-21**

Distance

**1.96km****RS** = Recent sale**UN** = Undisclosed Sale

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