

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

110/147 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$570,000 & \$595,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Glen Huntly

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	105/84 Burke Rd MALVERN EAST 3145	\$583,500	20/12/2024
2	204/16 Tranmere Av CARNEGIE 3163	\$595,000	22/10/2024
3	3/286 Hawthorn Rd CAULFIELD 3162	\$570,100	11/09/2024

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:

06/02/2025 15:48



Property Type: Apartment

Agent Comments

Comparable Properties



105/84 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$583,500

Method: Sold After Auction

Date: 20/12/2024

Property Type: Apartment



204/16 Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$595,000

Method: Sold Before Auction

Date: 22/10/2024

Property Type: Apartment



3/286 Hawthorn Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$570,100

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000