

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

21 Waratah Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

Glen Huntly

Period - From

06/07/2021

to

05/07/2022

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	101 Neerim Rd GLEN HUNTLY 3163	\$1,274,545	15/06/2022
2	2/243 Grange Rd ORMOND 3204	\$1,251,000	16/06/2022
3	101/991 Glen Huntly Rd CAULFIELD 3162	\$1,250,000	13/04/2022

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:

06/07/2022 08:38



3 2 2

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

06/07/2021 - 05/07/2022: \$1,670,000

Comparable Properties



101 Neerim Rd GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,274,545

Method: Private Sale

Date: 15/06/2022

Rooms: 5

Property Type: Townhouse (Res)



2/243 Grange Rd ORMOND 3204 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,251,000

Method: Sold Before Auction

Date: 16/06/2022

Property Type: Unit



101/991 Glen Huntly Rd CAULFIELD 3162 (REI) [Agent Comments](#)

3 2 3

Price: \$1,250,000

Method: Sold Before Auction

Date: 13/04/2022

Property Type: Apartment