

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/9 Waratah Avenue, Glen Huntly 3163

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$376,500

Property type

Apartment

Suburb

Glen Huntly

Period - From

01/10/2022

to

31/12/2022

Source

R.E.I.V

Comparable property sales

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
10/47 Ulupna Road, Ormond 3204	\$295,000	22/01/2023
2/217 Grange Road, Glen Huntly 3163	\$285,000	14/11/2022
9/7 Wattle Avenue, Glen Huntly 3163	\$300,000	22/11/2022

This Statement of Information was prepared on:

13/02/2023