

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 107/1173-1177 Glen Huntly Road, Glen Huntly VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$495,000 & \$540,000

Median sale price

Median price \$605,000 Property type Apartment Suburb Carnegie

Period - From 01/10/2023 to 31/12/2023 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. 201/1177 Glenhuntly Road, Glen Huntly, VIC 3163	\$520,000	15/11/2023
2. 14/15 Truganini Road, Carnegie, VIC 3163	\$550,000	16/12/2023
3. 1/58 Rosstown Road, Carnegie, VIC 3163	\$538,000	25/11/2023

This Statement of Information was prepared on: 22/01/2024