

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

45/115 NEERIM 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)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Jan 2023

to

31 Dec 2023

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

| | | |
|---|-----------|-----------|
| 55/115 NEERIM ROAD GLEN HUNTLY VIC 3163 | \$390,000 | 23-Sep-23 |
| 75/115 NEERIM ROAD GLEN HUNTLY VIC 3163 | \$410,000 | 19-Oct-23 |
| 78/115 NEERIM ROAD GLEN HUNTLY VIC 3163 | \$375,000 | 27-Jul-23 |

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: 18 January 2024



**55/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$390,000** Sold Date **23-Sep-23**

Distance **0.04km**



**75/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$410,000** Sold Date **19-Oct-23**

Distance **0.08km**



**78/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$375,000** Sold Date **27-Jul-23**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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