

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$587,500 Property Type Unit Suburb Glen Huntly

Period - From 30/12/2023 to 29/12/2024 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	3/286 Hawthorn Rd CAULFIELD 3162	\$570,100	11/09/2024
2	102/25 Truganini Rd CARNEGIE 3163	\$595,000	29/08/2024
3	6/147 Neerim Rd GLEN HUNTLY 3163	\$590,000	04/07/2024

**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:

30/12/2024 14:53



**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$570,100

**Method:** Sold Before Auction

**Date:** 11/09/2024

**Property Type:** Apartment



**102/25 Truganini Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 29/08/2024

**Property Type:** Apartment



**6/147 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments



**Price:** \$590,000

**Method:** Auction Sale

**Date:** 04/07/2024

**Property Type:** Apartment

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