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									
Range betweer	\$570,000		&		\$595,000				
Median sale pi	rice								
Median price	\$587,500	Pro	operty Type	Unit			Suburb	Glen Huntly	
Period - From	30/12/2023	to	29/12/2024		So	urce	Property	y 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.

Ad	dress 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.

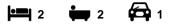
This Statement of Information was prepared on:

30/12/2024 14:53



Harcourts



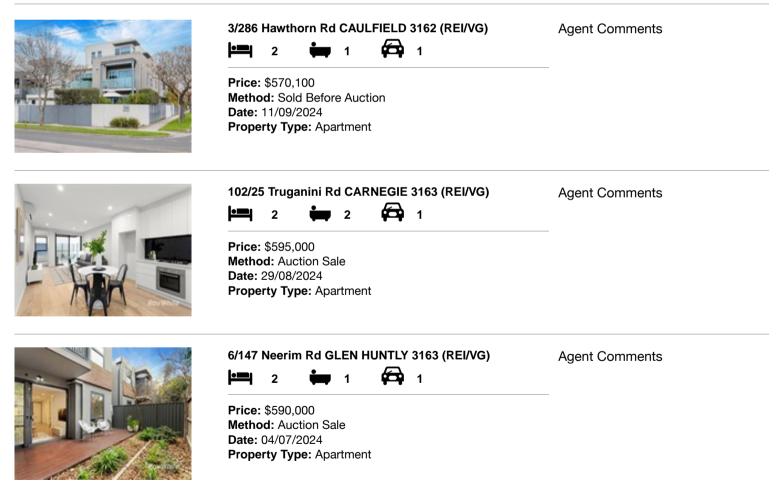


Property Type: Apartment Agent Comments

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Indicative Selling Price \$570,000 - \$595,000 Median Unit Price 30/12/2023 - 29/12/2024: \$587,500

Comparable Properties



Account - Harcourts Manningham | P: 03 9842 8000



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