

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

4/9 Park Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$435,000

&

\$473,500

Median sale price

Median price \$647,500

House

Unit

X

Suburb

Glen Huntly

Period - From 01/10/2017

to

31/12/2017

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	3/32 Walsh St ORMOND 3204	\$455,000	10/10/2017
2	5/253 Grange Rd ORMOND 3204	\$450,000	25/12/2017
3	3/125 Kambrook Rd CAULFIELD NORTH 3161	\$449,000	19/08/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$435,000 - \$473,500

Median Unit Price

December quarter 2017: \$647,500

Comparable Properties



3/32 Walsh St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$455,000
Method: Private Sale
Date: 10/10/2017
Rooms: -
Property Type: Apartment



5/253 Grange Rd ORMOND 3204 (VG)

Agent Comments

2 - -

Price: \$450,000
Method: Sale
Date: 25/12/2017
Rooms: -
Property Type: Strata Unit/Flat



3/125 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$449,000
Method: Private Sale
Date: 19/08/2017
Rooms: 3
Property Type: Apartment