

# 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 15/16 Etna Street Glen Huntly 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 \$870,000 & \$950,000

## Median sale price

Median price \$ Property type Apartment Suburb Glen Huntly  
Period - From 01/10/2020 to 31/12/2020 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 |
|-----------------------------------------|-----------|--------------|
| 4/112 Mimosa Street Carnegie 3163       | \$985,000 | 03/03/2021   |
| 1/128 Jersey Parade Carnegie 3163       | \$935,000 | 10/03/2021   |
| 102/989 Glen Huntly Road Caulfield 3162 | \$925,000 | 25/01/2021   |

This Statement of Information was prepared on: 24/03/2021