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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

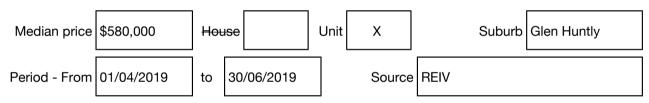
27/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$390,000	&	\$420,000	
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Median sale price



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	36/115 Neerim Rd GLEN HUNTLY 3163	\$422,500	31/07/2019
2	152/115 Neerim Rd GLEN HUNTLY 3163	\$399,000	04/03/2019
3	170/115-133 Neerim Rd GLEN HUNTLY 3163	\$375,000	05/04/2019

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 - \$420,000 Median Unit Price June quarter 2019: \$580,000

Comparable Properties



Price: \$422,500 Method: Private Sale Date: 31/07/2019 Rooms: -Property Type: Apartment

2

36/115 Neerim Rd GLEN HUNTLY 3163 (REI)

1

152/115 Neerim Rd GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$399,000 Method: Private Sale Date: 04/03/2019 Rooms: -Property Type: Apartment



170/115-133 Neerim Rd GLEN HUNTLY 3163 Agent Comments (REI)



Price: \$375,000 Method: Sold Before Auction Date: 05/04/2019 Rooms: 4 Property Type: Apartment

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Agent Comments

