

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

204/25 Rothschild Street, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/01/2024

to 31/03/2024

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	9/316 Neerim Rd CARNEGIE 3163	\$638,000	17/02/2024
2	3/16 Etna St GLEN HUNTLY 3163	\$635,000	12/04/2024
3	610/16 Woorayl St CARNEGIE 3163	\$630,000	20/12/2023

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:

28/05/2024 10:36



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$630,000
Median Unit Price
March quarter 2024: \$645,000

Comparable Properties



9/316 Neerim Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$638,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Apartment



3/16 Etna St GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$635,000
Method: Private Sale
Date: 12/04/2024
Property Type: Apartment



610/16 Woorayl St CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088