

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

11/1204 GLEN HUNTLY ROAD GLEN HUNTLY VIC 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

1/147A SYCAMORE STREET CAULFIELD SOUTH VIC 3162	\$650,000	25-Jul-24
2/11 WATTLE AVENUE GLEN HUNTLY VIC 3163	\$650,000	14-Nov-24
212/285 NEERIM ROAD CARNEGIE VIC 3163	\$675,000	27-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 22 November 2024



**1/147A SYCAMORE STREET
CAULFIELD SOUTH VIC 3162**

 2  1  2

Sold Price **\$650,000** Sold Date **25-Jul-24**

Distance **1.71km**



**2/11 WATTLE AVENUE GLEN
HUNTLY VIC 3163**

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **14-Nov-24**

Distance **0.46km**



**212/285 NEERIM ROAD CARNEGIE
VIC 3163**

 2  1  1

Sold Price **\$675,000** Sold Date **27-Jul-24**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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