

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

1/5 Waratah Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$715,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb Glen Huntly

Period - From 01/01/2022

to 31/12/2022

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	2/66 Grange Rd CARNEGIE 3163	\$725,000	12/02/2023
2	11/46-48 Coorigil Rd CARNEGIE 3163	\$715,000	17/12/2022
3	9/40-42 Coorigil Rd CARNEGIE 3163	\$680,000	22/12/2022

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:

23/02/2023 13:36

1/5 Waratah Avenue, Glen Huntly Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$715,000

Median Unit Price

Year ending December 2022: \$572,500



2 1 1

Property Type: Unit

Land Size: 96 sqm approx

Agent Comments

Comparable Properties



2/66 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Sold After Auction

Date: 12/02/2023

Property Type: Unit



11/46-48 Coorrigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Unit



9/40-42 Coorrigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 22/12/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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