

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 21 Huntly Street, Glen Huntly, VIC 3163

Indicative selling price

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

Price Range \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,732,750 Property Type House Suburb Glen Huntly (3163)

Period - From 01/01/2023 to 31/12/2023 Source CoreLogic

Comparable property sales

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
4A MAROONA ROAD, CARNEGIE VIC 3163	\$1,150,000	25/07/2023
5/1265 GLEN HUNTLY ROAD, CARNEGIE VIC 3163	\$1,286,000	16/12/2023
7/14 WATTLE AVENUE, GLEN HUNTLY VIC 3163	\$1,110,000	29/07/2023

This Statement of Information was prepared on: 24/01/2024