

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

149/115 NEERIM 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 May 2021

to

30 Apr 2022

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

169/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$430,000	08-Oct-21
96/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$400,000	25-May-21
30/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$425,000	09-Oct-21

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: 10 May 2022


**169/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**
 2
  1
  1

 Sold Price **\$430,000** Sold Date **08-Oct-21**

Distance -


**96/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**
 2
  1
  1

 Sold Price **\$400,000** Sold Date **25-May-21**

Distance -


**30/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**
 2
  1
  1

 Sold Price **\$425,000** Sold Date **09-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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