

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

203/1092 Glen Huntly Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Glen Huntly

Period - From 23/03/2021

to

22/03/2022

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	202/147 Neerim Rd GLEN HUNTLY 3163	\$715,000	18/02/2022
2	4/181 Neerim Rd CARNEGIE 3163	\$707,500	16/03/2022
3	706/16 Woorayl St CARNEGIE 3163	\$665,000	18/02/2022

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:

23/03/2022 12:02

**Rooms:** 5**Property Type:** Apartment

Agent Comments

Huge 2 bedroom, 2 bathroom security apartment with north facing terrace, enjoying a massive living and dining area, sublime stone kitchen (Bosch appliances), spacious main bedroom (walk in robe and sleek ensuite), large 2nd bedroom (robes), stylish bathroom and European laundry. Trendy with engineered Oak floorboards, it boasts reverse cycle air conditioning, video intercom, lift access, a storage locker and parking in the communal garage. Near Booran Reserve, walk to Glen Huntly Village, train, tram and Glen Huntly Park.

Comparable Properties

**202/147 Neerim Rd GLEN HUNTLY 3163 (REI)**

Agent Comments

**Price:** \$715,000**Method:** Sold Before Auction**Date:** 18/02/2022**Property Type:** Apartment**4/181 Neerim Rd CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$707,500**Method:** Sold Before Auction**Date:** 16/03/2022**Property Type:** Unit**706/16 Woorayl St CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$665,000**Method:** Private Sale**Date:** 18/02/2022**Property Type:** Apartment