## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$660,000		&		\$720,000			
Median sale price								
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	23/03/2021	to	22/03/2022		So	urce	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.

Ad	dress 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







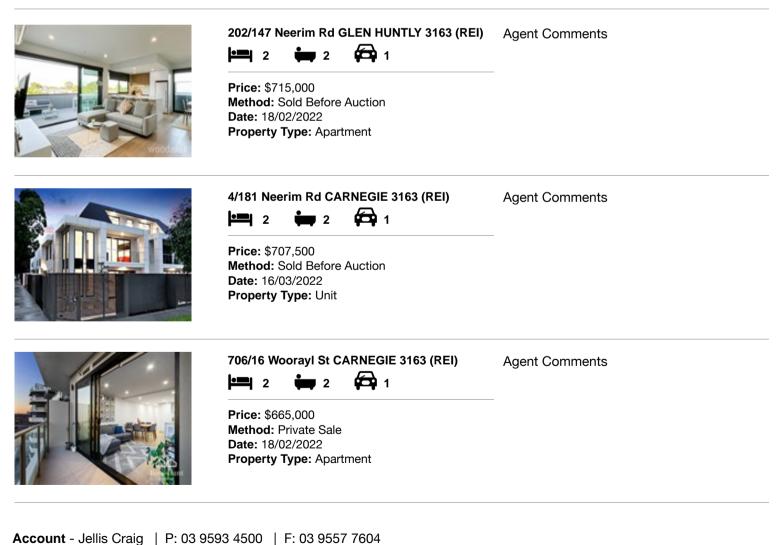


Rooms: 5 Property Type: Apartment Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$660,000 - \$720,000 Median Unit Price 23/03/2021 - 22/03/2022: \$625,000

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**



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