Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/4 Watson Grove, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$490,000		&		\$535,000			
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/01/2019	to	31/12/2019		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.

Add	dress of comparable property	Price	Date of sale
1	62a Truganini Rd CARNEGIE 3163	\$535,000	09/11/2019
2	6/12 Maroona Rd CARNEGIE 3163	\$525,000	05/12/2019
3	7/2-4 Watson Gr GLEN HUNTLY 3163	\$470,000	25/11/2019

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:

29/01/2020 10:52



5/4 Watson Grove, Glen Huntly Vic 3163







Property Type: Unit **Land Size:** Internal Area 70sqm approx Todd Newton 03 8532 5200 0412568313 tnewton@hockingstuart.com.au

Indicative Selling Price \$490,000 - \$535,000 Median Unit Price Year ending December 2019: \$540,000

Comparable Properties



62a Truganini Rd CARNEGIE 3163 (REI)



Price: \$535,000 Method: Auction Sale Date: 09/11/2019 Property Type: Apartment



6/12 Maroona Rd CARNEGIE 3163 (REI)



Price: \$525,000 Method: Sold Before Auction Date: 05/12/2019 Rooms: 5 Property Type: Apartment



7/2-4 Watson Gr GLEN HUNTLY 3163 (REI)



Price: \$470,000 Method: Sold After Auction Date: 25/11/2019 Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.