

# 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

5/4 Watson Grove, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$535,000

### Median sale price

Median price \$540,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/01/2019

to 31/12/2019

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	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:

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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



2 1 1

**Property Type:** Unit

**Land Size:** Internal Area 70sqm  
approx

## Comparable Properties



**62a Truganini Rd CARNEGIE 3163 (REI)**

2 1 1

**Price:** \$535,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** Apartment



**6/12 Maroona Rd CARNEGIE 3163 (REI)**

2 1 1

**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)**

2 1 1

**Price:** \$470,000

**Method:** Sold After Auction

**Date:** 25/11/2019

**Property Type:** Apartment