## 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

1/132 Booran Road, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see consumer.	vic.gov.au/underquoting
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Single price \$770,000

#### Median sale price

Median price	\$645,000	Pro	perty Type Unit	t		Suburb	Glen Huntly
Period - From	01/07/2023	to	30/06/2024	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	1/26 Royal Av GLEN HUNTLY 3163	\$822,000	23/05/2024
2	1/2 Ash Gr CAULFIELD 3162	\$798,000	21/04/2024
3	4/15 Wattle Av GLEN HUNTLY 3163	\$830,000	02/03/2024

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:

02/08/2024 15:54







Rooms: 4 Property Type: Apartment Agent Comments

**Indicative Selling Price** \$770,000 **Median Unit Price** Year ending June 2024: \$645,000

# **Comparable Properties**



1/26 Royal Av GLEN HUNTLY 3163 (VG)



Price: \$822,000 Method: Sale Date: 23/05/2024 Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/2 Ash Gr CAULFIELD 3162 (REI/VG)

Agent Comments





Price: \$798,000 Method: Auction Sale Date: 21/04/2024 Property Type: Unit

4/15 Wattle Av GLEN HUNTLY 3163 (REI/VG)



Agent Comments



Price: \$830.000 Method: Auction Sale Date: 02/03/2024 Property Type: Villa

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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