

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

Single price \$770,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/07/2023

to 30/06/2024

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	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



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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)

Agent Comments

3 - -

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



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

Agent Comments

3 1 1

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



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

Agent Comments

3 1 1

Price: \$830,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Villa

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