

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

4/99 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$285,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/07/2022

to

30/09/2022

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	2/217 Grange Rd GLEN HUNTLY 3163	\$285,000	01/10/2022
2	2/115 Eskdale Rd CAULFIELD NORTH 3161	\$280,500	13/11/2022
3	2/87 Coorigil Rd CARNEGIE 3163	\$280,000	08/11/2022

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:

23/11/2022 14:21

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Indicative Selling Price

\$285,000

Median Unit Price

September quarter 2022: \$715,000



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Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



2/217 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments

1 1 1

Price: \$285,000

Method: Sold Before Auction

Date: 01/10/2022

Property Type: Unit



2/115 Eskdale Rd CAULFIELD NORTH 3161 (REI) Agent Comments

1 1 1

Price: \$280,500

Method: Private Sale

Date: 13/11/2022

Property Type: Apartment



2/87 Coorigil Rd CARNEGIE 3163 (REI) Agent Comments

1 1 1

Price: \$280,000

Method: Sold Before Auction

Date: 08/11/2022

Property Type: Apartment

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