

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

207/25 Rothschild Street, Glen Huntly Vic 3163

Indicative selling price

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

Single price

\$619,000

Median sale price

Median price

\$714,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/07/2023

to

30/09/2023

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	105/28 Jersey Pde CARNEGIE 3163	\$693,000	13/06/2023
2	106/17 Elliott Av CARNEGIE 3163	\$655,000	28/06/2023
3	111/28 Jersey Pde CARNEGIE 3163	\$622,888	21/08/2023

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:

08/11/2023 13:39



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$619,000

Median Unit Price

September quarter 2023: \$714,000

Comparable Properties

105/28 Jersey Pde CARNEGIE 3163 (VG)

Agent Comments

2
 -
 -

Price: \$693,000

Method: Sale

Date: 13/06/2023

Property Type: Strata Unit/Flat

106/17 Elliott Av CARNEGIE 3163 (REI/VG)

Agent Comments

2
 2
 1

Price: \$655,000

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment



111/28 Jersey Pde CARNEGIE 3163 (REI)

Agent Comments

2
 2
 1

Price: \$622,888

Method: Private Sale

Date: 21/08/2023

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088