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

19/89 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$690,000			
Median sale p	rice							
Median price	\$639,500	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/10/2019	to	31/12/2019		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.

Ado	dress of comparable property	Price	Date of sale
1	3/205 Grange Rd GLEN HUNTLY 3163	\$690,000	08/12/2019
2	3/915 Dandenong Rd MALVERN EAST 3145	\$683,000	15/11/2019
3	3/12 Wyuna Rd CAULFIELD NORTH 3161	\$660,000	14/12/2019

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:

23/03/2020 16:56





Nick Renna 9194 1200 0411 551 190





Indicative Selling Price \$650,000 - \$690,000 **Median Unit Price** December quarter 2019: \$639,500

nickrenna@jelliscraig.com.au

Property Type: Townhouse (Single)

Agent Comments

Quietly positioned off Roseberry Grove, this stylish front townhouse and its water wise landscaped garden form a lifestyle loving entertainer's sanctuary that's a world away from nearby amenities.

Comparable Properties



3/205 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$690,000 Method: Auction Sale Date: 08/12/2019 Property Type: Unit



3/915 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$683,000 Method: Sold Before Auction Date: 15/11/2019 Property Type: Townhouse (Single)



3/12 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

2 **D** 1

Price: \$660.000 Method: Auction Sale Date: 14/12/2019 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments