

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$639,500 Property Type Unit Suburb Glen Huntly

Period - From 01/10/2019 to 31/12/2019 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	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



2   1   1

**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**

2   1   1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 08/12/2019

**Property Type:** Unit



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

2   1   1

**Price:** \$683,000

**Method:** Sold Before Auction

**Date:** 15/11/2019

**Property Type:** Townhouse (Single)



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

2   1   1

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Townhouse (Res)