

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 21 Heath Drive, Glen Huntly Victoria 3163

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$1,262,273 Property type TOWNHOUSE Suburb GLEN HUNTLY

Period - From 09/11/2021 to 08/11/2022 Source REIV

Comparable property

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
2/12 Yendon Rd, CARNEGIE 3163	\$1,100,000	17/09/2022
1/34 Holloway St ORMOND 3204	\$1,035,000	17/09/2022
1/438 Hawthorn Rd, CAULFIELD SOUTH 3162	\$1,011,000	23/10/2022

This Statement of Information was prepared on: 11/12/2022