### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	7/1229 Glen Huntly Road, Carnegie Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$720,000
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#### Median sale price

Median price	\$758,500	Pro	perty Type	Unit		Suburb	Carnegie
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	1/17 Fisher St MALVERN EAST 3145	\$695,000	10/07/2021
2	11/89 Neerim Rd GLEN HUNTLY 3163	\$720,000	25/06/2021
3	20/89 Neerim Rd GLEN HUNTLY 3163	\$660,500	01/05/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/07/2021 16:58









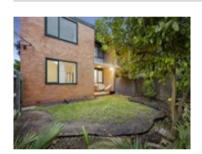




**Property Type:**Agent Comments

Indicative Selling Price \$660,000 - \$720,000 Median Unit Price March quarter 2021: \$758,500

# Comparable Properties



1/17 Fisher St MALVERN EAST 3145 (REI)

**=** 2





**6** 1

**Price:** \$695,000 **Method:** Auction Sale **Date:** 10/07/2021

Property Type: Apartment

**Agent Comments** 



11/89 Neerim Rd GLEN HUNTLY 3163 (REI)

**=**1 2



**6** 

Price: \$720,000 Method: Private Sale Date: 25/06/2021 Rooms: 3

Property Type: Townhouse (Res)

**Agent Comments** 



20/89 Neerim Rd GLEN HUNTLY 3163 (REI)

**-** 2





**6** 

Price: \$660,500 Method: Auction Sale Date: 01/05/2021

Property Type: Apartment

Agent Comments

**Account** - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



