

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

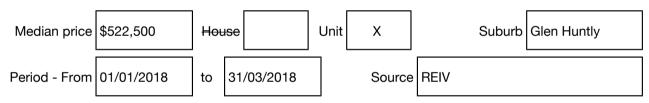
10/9 Park Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between	\$430,000	&	\$473,000	
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Median sale price



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	1/472-476 North Rd ORMOND 3204	\$485,000	11/11/2017
2	4/2a Thomson Av MURRUMBEENA 3163	\$450,000	12/12/2017
3	5/253 Grange Rd ORMOND 3204	\$450,000	25/12/2017

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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

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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.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$430,000 - \$473,000 Median Unit Price March quarter 2018: \$522,500

Comparable Properties



1/472-476 North Rd ORMOND 3204 (VG)



Price: \$485,000 Method: Sale Date: 11/11/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

4/2a Thomson Av MURRUMBEENA 3163 (REI/VG)



Price: \$450,000 Method: Sold Before Auction Date: 12/12/2017 Rooms: -Property Type: Apartment

Property Type: Strata Unit/Flat

2

Price: \$450,000 Method: Sale Date: 25/12/2017 Rooms: -



5/253 Grange Rd ORMOND 3204 (VG)

+(**VG**) Ag

Agent Comments

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