

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

4/9 Park Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$460,000 & \$495,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

24/02/2020

to

23/02/2021

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	Price	Date of sale
1	401/437 North Rd ORMOND 3204	\$475,000	28/01/2021
2	104/180 Koornang Rd CARNEGIE 3163	\$465,000	27/12/2020
3			

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:

24/02/2021 16:50



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$495,000

Median Unit Price

24/02/2020 - 23/02/2021: \$610,000

Comparable Properties



401/437 North Rd ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$475,000

Method: Sold Before Auction

Date: 28/01/2021

Property Type: Apartment

104/180 Koornang Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$465,000

Method: Sale

Date: 27/12/2020

Property Type: Strata Unit/Flat

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.