

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

126 Booran Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$1,460,000

&

\$1,600,000

Median sale price

Median price \$1,160,000

Property Type Townhouse

Suburb Glen Huntly

Period - From 22/04/2023

to

21/04/2024

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	26B Dover St CAULFIELD SOUTH 3162	\$1,595,000	02/03/2024
2	5b Grandview Gr CARNEGIE 3163	\$1,581,000	24/02/2024
3	1/39 Snowdon Av CAULFIELD 3162	\$1,475,000	12/03/2024

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:

22/04/2024 09:07



4
 2
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,460,000 - \$1,600,000

Median Townhouse Price

22/04/2023 - 21/04/2024: \$1,160,000

Comparable Properties



26B Dover St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4
 2
 2

Price: \$1,595,000

Method: Private Sale

Date: 02/03/2024

Property Type: Townhouse (Res)



5b Grandview Gr CARNEGIE 3163 (REI)

Agent Comments

4
 3
 2

Price: \$1,581,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Single)



1/39 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,475,000

Method: Private Sale

Date: 12/03/2024

Property Type: Townhouse (Single)

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000