

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 19 James Street, Glen Huntly VIC 3163

Indicative selling price

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

Single price \$ or range between \$3,600,000 & \$3,950,000

Median sale price

Median price \$1,290,000 Property type House Suburb Glen Huntly

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

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
187 Koornang Road, Carnegie VIC 3161	\$3,350,000	26/03/2021
23-25 Laura Street, Caulfield South VIC 3162	\$3,800,000	28/02/2021
	\$	

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: 29/04/2021