

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 3/2-4 Watson Grove, Glen Huntly, 3163

Indicative selling price

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

Single price \$ 479,000 or range between \$N/A & \$N/A

Median sale price

Median price \$637,000 Property type Apartment Suburb Glen Huntly

Period - From 01/07/2020 to 30/09/2020 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
1. 2/31 Tranmere Ave, Carnegie, 3163	\$500,000	30/11/2020
2. 1/60 Mimosa Road, Carnegie, 3163	\$492,500	28/10/2020
3. 1/46 Belsize Ave, Carnegie, 3163	\$450,000	01/12/2020

This Statement of Information was prepared on: Saturday 27th February