

## 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

202/147 Neerim Road, Glen Huntly Vic 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$665,000

## Median sale price

Median price

\$636,250

House

Unit

X

Suburb

Glen Huntly

Period - From

01/04/2018

to

30/06/2018

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	40a Murrumbeena Rd MURRUMBEENA 3163	\$770,000	08/09/2018
2	9/1083-1089 Glen Huntly Rd GLEN HUNTLY 3163	\$680,000	09/09/2018
3	201/18 Etna St GLEN HUNTLY 3163	\$660,000	09/09/2018

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.



 2  2  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$665,000  
**Median Unit Price**  
June quarter 2018: \$636,250

## Comparable Properties



**40a Murrumbeena Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 3  
**Property Type:** Townhouse (Res)



**9/1083-1089 Glen Huntly Rd GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 09/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**201/18 Etna St GLEN HUNTLY 3163 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 09/09/2018  
**Rooms:** -  
**Property Type:** Apartment