

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

2/6 Garden Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single price

\$685,000

Median sale price

Median price

\$541,500

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/10/2018

to

30/09/2019

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 | 10/154 Grange Rd CARNEGIE 3163 | \$730,000 | 28/08/2019 |
| 2 | 3/1 Park Av GLEN HUNTLY 3163 | \$720,000 | 26/10/2019 |
| 3 | 3/40 Ulupna Rd ORMOND 3204 | \$670,000 | 10/08/2019 |

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:

06/11/2019 11:51



Property Type: Unit

Agent Comments

Invitingly spacious 2 bedroom villa with views into Garden Ave Reserve. With gorgeous aspects of the palm tree and playground in leafy tranquility, this heartwarming classic enjoys generous L-shaped living and dining (gas log fire), tasteful kitchen (quality appliances), 2 big bedrooms (BIRs), cheery bathroom, a secluded L-shaped courtyard garden; polished boards, ducted heating, air cond, security doors & a LU garage. Sought after pocket, walk to train, Glen Huntly PS, Glen Huntly Village, tram and the outdoor pool.

Comparable Properties



10/154 Grange Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 28/08/2019

Rooms: 3

Property Type: Unit



3/1 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Unit



3/40 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Unit

Land Size: 96 sqm approx