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

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Single price \$685,000

Median sale price

Median price	\$541,500	Pro	operty Type Unit	t	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.

Add	dress 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





Robert De Freitas

Straty ethered



Property Type: Unit Agent Comments 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au Indicative Selling Price

Median Unit Price \$685,000 Median Unit Price Year ending September 2019: \$541,500

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) 2 1 1 1 Price: \$730,000 Method: Sold Before Auction Date: 28/08/2019 Rooms: 3 Property Type: Unit	Agent Comments
	3/1 Park Av GLEN HUNTLY 3163 (REI) 2 1 1 1 Price: \$720,000 Method: Auction Sale Date: 26/10/2019 Property Type: Unit	Agent Comments
buston	3/40 Ulupna Rd ORMOND 3204 (REI/VG) 2 1 2 2 Price: \$670,000 Method: Auction Sale Date: 10/08/2019 Property Type: Unit Land Size: 96 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.