

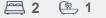
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 149/115 NEERIM ROAD, GLEN HUNTLY,







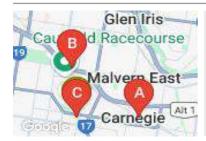
**Indicative Selling Price** 

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

Single Price: \$385,000

Provided by: Ray White Carnegie, Ray White Corporate Default

## **MEDIAN SALE PRICE**



# **GLEN HUNTLY, VIC, 3163**

**Suburb Median Sale Price (Unit)** 

\$631,250

01 January 2024 to 31 December 2024

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



## 201/33 JERSEY PDE, CARNEGIE, VIC 3163







Sale Price

\$395,000

Sale Date: 12/12/2024

Distance from Property: 1.6km





## 205/839 DANDENONG RD, MALVERN EAST,







Sale Price

\$390,000

Sale Date: 19/09/2024

Distance from Property: 1.4km





93/115 NEERIM RD, GLEN HUNTLY, VIC 3163







**Sale Price** 

\$388,000

Sale Date: 30/11/2024

Distance from Property: 52m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode 149/115 NEERIM ROAD, GLEN HUNTLY, VIC 3163	cluding suburb and
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#### Indicative selling price

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Single Price:	\$385,000
Single Price:	\$385,000

#### Median sale price

Median price	\$631,250	Property type	Unit	Suburb	GLEN HUNTLY
Period	01 January 2024 to 31 December 2024		Source	ſ	oricefinder

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
201/33 JERSEY PDE, CARNEGIE, VIC 3163	\$395,000	12/12/2024
205/839 DANDENONG RD, MALVERN EAST, VIC 3145	\$390,000	19/09/2024
93/115 NEERIM RD, GLEN HUNTLY, VIC 3163	\$388,000	30/11/2024

This Statement of Information was prepared on:

31/01/2025

