

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

3/21 Royal Avenue, Glen Huntly Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000

&

\$495,000

Median sale price

Median price \$522,500

House

Unit

X

Suburb

Glen Huntly

Period - From 01/01/2018

to

31/03/2018

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	6/32 Jersey Pde CARNEGIE 3163	\$500,000	23/06/2018
2	8/1013 Glen Huntly Rd CAULFIELD 3162	\$487,000	23/06/2018
3	4/15 Royal Av GLEN HUNTLY 3163	\$477,000	02/06/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
March quarter 2018: \$522,500

Comparable Properties



6/32 Jersey Pde CARNEGIE 3163 (REI)

Agent Comments

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Price: \$500,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 3
Property Type: Apartment



8/1013 Glen Huntly Rd CAULFIELD 3162 (REI)

Agent Comments

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Price: \$487,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Apartment



4/15 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

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Price: \$477,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Apartment