

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

7/15 Manchester Grove, Glen Huntly Vic 3163

Indicative selling price

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

Single price

\$715,000

Median sale price

Median price

\$639,500

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/10/2019

to

31/12/2019

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	4/1094-1096 Glen Huntly Rd GLEN HUNTLY 3163	\$750,000	01/03/2020
2	G06/3-9 Elliott Av CARNEGIE 3163	\$709,000	14/12/2019
3	4/2 Ormond Rd ORMOND 3204	\$662,500	08/10/2019

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:

31/03/2020 13:14

7/15 Manchester Grove, Glen Huntly Vic 3163

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$715,000

Median Unit Price

December quarter 2019: \$639,500



 2  2  1

Property Type: Apartment

Agent Comments

Boutique 2 bedroom 2 bathroom security apartment with huge wrap-around garden deck, beautiful north facing living/dining, Smeg stone kitchen, European Oak floors, R/C air cond & lift to secure basement parking (locker). Glen Huntly Village, walk to train, tram & Racecourse.

Comparable Properties



**4/1094-1096 Glen Huntly Rd GLEN HUNTLY
3163 (REI)**

Agent Comments

 2  2  1

Price: \$750,000

Method: Auction Sale

Date: 01/03/2020

Property Type: Apartment



G06/3-9 Elliott Av CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$709,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 3

Property Type: Apartment



4/2 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$662,500

Method: Sold Before Auction

Date: 08/10/2019

Property Type: Apartment

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.