Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/20 Royal Avenue, Glen Huntly Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$480,000	&	\$520,000

Median sale price

Median price	\$689,500	Pro	perty Type U	nit		Suburb	Glen Huntly
Period - From	01/07/2020	to	30/06/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/20 Royal Av GLEN HUNTLY 3163	\$484,500	27/02/2021
2	8/97 Neerim Rd GLEN HUNTLY 3163	\$535,000	01/06/2021
3	4/9 Park Av GLEN HUNTLY 3163	\$520,000	20/03/2021

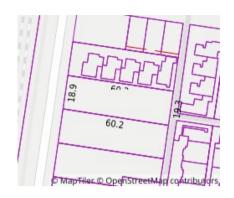
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2021 17:07









Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** Year ending June 2021: \$689,500

Comparable Properties



1/20 Royal Av GLEN HUNTLY 3163 (REI)

Price: \$484,500 Method: Auction Sale Date: 27/02/2021

Property Type: Apartment

Agent Comments



8/97 Neerim Rd GLEN HUNTLY 3163 (REI)

Price: \$535,000

Method: Sold Before Auction

Date: 01/06/2021

Property Type: Apartment

Agent Comments



4/9 Park Av GLEN HUNTLY 3163 (REI)

-2

Price: \$520,000 Method: Private Sale Date: 20/03/2021

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



