

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

2/20 Royal Avenue, Glen Huntly Vic 3163

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 Property Type Unit Suburb Glen Huntly

Period - From 01/07/2020 to 30/06/2021 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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



Price: \$484,500

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment



8/97 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 01/06/2021

Property Type: Apartment



4/9 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 20/03/2021

Property Type: Apartment