

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

107/16 ETNA STREET GLEN HUNTLY VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

11/22 ROSEBERRY GROVE GLEN HUNTLY VIC 3163	\$517,000	16-Dec-23
203/103 GRANGE ROAD GLEN HUNTLY VIC 3163	\$505,000	04-Oct-23
209/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$510,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 18 January 2024



**11/22 ROSEBERRY GROVE GLEN
HUNTLY VIC 3163**

2 1 2

Sold Price

^{RS}

\$517,000

Sold Date

16-Dec-23

Distance

0.3km



**203/103 GRANGE ROAD GLEN
HUNTLY VIC 3163**

2 2 1

Sold Price

\$505,000

Sold Date

04-Oct-23

Distance

0.36km



**209/1298 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

2 2 1

Sold Price

\$510,000

Sold Date

02-Dec-23

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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