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

17 Rothschild Street, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$1,430,000	Pro	Property Type Hous		se		Suburb	Glen Huntly
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	58 Lyons St CARNEGIE 3163	\$1,420,000	29/02/2020
2	518 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,320,000	23/03/2020
3	22 Macgowan Av GLEN HUNTLY 3163	\$1,260,000	13/06/2020

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:

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Property Type: House (Res) **Land Size:** 520 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price Year ending March 2020: \$1,430,000

Comparable Properties



58 Lyons St CARNEGIE 3163 (REI/VG)



Price: \$1,420,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 557 sqm approx Agent Comments



518 Hawthorn Rd CAULFIELD SOUTH 3162 Agent Comments (REI/VG)



Price: \$1,320,000 Method: Private Sale Date: 23/03/2020 Rooms: 5 Property Type: House Land Size: 550 sqm approx



22 Macgowan Av GLEN HUNTLY 3163 (REI)



Price: \$1,260,000 Method: Auction Sale Date: 13/06/2020 Rooms: 4 Property Type: House (Res) Land Size: 553 sqm approx Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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.