

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Glen Huntly

Period - From 01/04/2019

to

31/03/2020

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	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:

09/07/2020 16:36



3 1 0

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)

Agent Comments

3 1 1

Price: \$1,420,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 557 sqm approx



518 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 -

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)

Agent Comments

3 1 1

Price: \$1,260,000

Method: Auction Sale

Date: 13/06/2020

Rooms: 4

Property Type: House (Res)

Land Size: 553 sqm approx