

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

5/31 Rothschild Street, Glen Huntly Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$759,500

Median sale price

Median price

\$647,500

House

Unit

X

Suburb

Glen Huntly

Period - From

01/10/2017

to

31/12/2017

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	3/18 Mackay Av GLEN HUNTLY 3163	\$785,000	07/04/2018
2	41b Darling Rd MALVERN EAST 3145	\$740,000	03/03/2018
3	2/141 Grange Rd GLEN HUNTLY 3163	\$721,000	24/03/2018

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.



 2  2  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$759,500

Median Unit Price
December quarter 2017: \$647,500

Comparable Properties



3/18 Mackay Av GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$785,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Townhouse (Res)



41b Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$740,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 3
Property Type: Unit
Land Size: 186 sqm approx



2/141 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$721,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit