

#### 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	5/31 Rothschild Street, Glen Huntly Vic 3163
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$647,500	Hou	se	Unit	Х	Sub	urb	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.

Ad	dress 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.





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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)

**-**2







Price: \$785.000 Method: Auction Sale Date: 07/04/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



41b Darling Rd MALVERN EAST 3145 (REI)

**--** 2





**Agent Comments** 

Price: \$740.000 Method: Auction Sale Date: 03/03/2018 Rooms: 3

Property Type: Unit

Land Size: 186 sqm approx

**-**2

2/141 Grange Rd GLEN HUNTLY 3163 (REI)

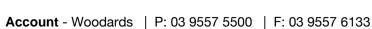


Price: \$721,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Unit

**Agent Comments** 



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