

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

12 Manchester Grove, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$939,000

Median sale price

Median price \$636,250 House Unit X Suburb Glen Huntly

Period - From 01/04/2018 to 30/06/2018 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	16 Hinton Rd GLEN HUNTLY 3163	\$960,000	01/10/2018
2	1/1 Rigby Av CARNEGIE 3163	\$960,000	23/05/2018
3	2/12 Arawatta St CARNEGIE 3163	\$950,000	11/07/2018

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.



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$939,000

Median Unit Price

June quarter 2018: \$636,250

Comparable Properties



16 Hinton Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 3  1  1

Price: \$960,000

Method: Private Sale

Date: 01/10/2018

Rooms: -

Property Type: Townhouse (Single)



1/1 Rigby Av CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$960,000

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: Townhouse (Single)



2/12 Arawatta St CARNEGIE 3163 (REI)

Agent Comments

 3  3  1

Price: \$950,000

Method: Private Sale

Date: 11/07/2018

Rooms: 4

Property Type: Townhouse (Single)