

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

3/1083 Glen Huntly Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Glen Huntly

Period - From 28/02/2024 to 27/02/2025 Source Property Data

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	212/58 Kambrook Rd CAULFIELD NORTH 3161	\$420,000	02/12/2024
2	5/27 Tattenham St CAULFIELD EAST 3145	\$400,000	11/09/2024
3	8/14 Yendon Rd CARNEGIE 3163	\$415,000	10/09/2024

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:

28/02/2025 12:06



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Rooms: 2
Property Type: Apartment
Land Size: 1871 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
28/02/2024 - 27/02/2025: \$655,000

Comparable Properties



212/58 Kambrook Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

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Price: \$420,000
Method: Sale
Date: 02/12/2024
Property Type: Strata Unit/Flat



5/27 Tattenham St CAULFIELD EAST 3145 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 11/09/2024
Property Type: Strata Unit/Flat



8/14 Yendon Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$415,000
Method: Private Sale
Date: 10/09/2024
Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693



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