

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

120/115 NEERIM ROAD GLEN HUNTLY VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

129/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$395,000	23-Sep-21
96/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$400,000	25-May-21

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 6 months.

This Statement of Information was prepared on: 14 June 2022



**129/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$395,000** Sold Date **23-Sep-21**

Distance -



**96/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$400,000** Sold Date **25-May-21**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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