





Rooms: Property Type: Strata Unit/Flat Agent Comments Daniel Ashton (03) 9524 8408 0408 078 515 dashton@bigginscott.com.au

> Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2017: \$535,000

Comparable Properties



2 🙀 2 🛱 1

2/6 Kokaribb Rd CARNEGIE 3163 (REI)

107/6 Kokaribb Rd CARNEGIE 3163 (REI)

Price: \$605,000 Method: Private Sale Date: 20/04/2017 Rooms: 3 Property Type: Apartment Agent Comments



Price: \$583,000 Method: Auction Sale Date: 20/05/2017 Rooms: 3 Property Type: Apartment

2



304/21-25 Truganini Rd CARNEGIE 3163 (REI/VG)



Price: \$576,500 Method: Private Sale Date: 18/02/2017 Rooms: 4 Property Type: Apartment Agent Comments

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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REIV 🗧 🗧 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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	8/1083 Glen Huntly Road, Glen Huntly Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range betwee	n \$550,000		&		\$600,000					
Median sale price										
Median price	\$535,000		Unit	х	Su	burb	Glen Huntly			
Period - From	01/04/2017	to	30/0	6/2017	Source	REIV	/			

Comparable property sales

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
2/6 Kokaribb Rd CARNEGIE 3163	\$605,000	20/04/2017
107/6 Kokaribb Rd CARNEGIE 3163	\$583,000	20/05/2017
304/21-25 Truganini Rd CARNEGIE 3163	\$576,500	18/02/2017

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