

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

8/1080 GLEN HUNTLY 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 May 2021

to

30 Apr 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

5/62-64 TRUGANINI ROAD CARNEGIE VIC 3163	\$507,000	19-Mar-22
9/10 ST HUBERTS ROAD CARNEGIE VIC 3163	\$515,000	03-Apr-22
101/1177 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$515,000	01-May-22

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: 09 May 2022

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**5/62-64 TRUGANINI ROAD
CARNEGIE VIC 3163** 2  1  1

Sold Price

RS

\$507,000

Sold Date

19-Mar-22

Distance

1.36km**9/10 ST HUBERTS ROAD
CARNEGIE VIC 3163** 2  1  1

Sold Price

\$515,000

Sold Date

03-Apr-22

Distance

1.1km**101/1177 GLEN HUNTLY ROAD
GLEN HUNTLY VIC 3163** 2  1  1

Sold Price

RS

\$515,000

Sold Date

01-May-22

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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