Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	110/147 Neerim 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 between	\$570,000	&	\$610,000
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Median sale price

Median price	\$695,000	Pro	perty Type U	nit		Suburb	Glen Huntly
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	204/16 Tranmere Av CARNEGIE 3163	\$595,000	22/10/2024
2	105/179-181 Neerim Rd CARNEGIE 3163	\$575,000	10/10/2024
3	105/187 Booran Rd CAULFIELD SOUTH 3162	\$610,000	08/05/2024

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:	03/11/2024 16:43



Date of sale



George Young 03 9842 8000 0407 303 800 george.young@harcourts.com.au

Indicative Selling Price \$570,000 - \$610,000 **Median Unit Price** September quarter 2024: \$695,000





Property Type: Apartment **Agent Comments**

Comparable Properties



204/16 Tranmere Av CARNEGIE 3163 (REI)

Price: \$595,000

Method: Sold Before Auction

Date: 22/10/2024

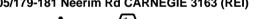
Property Type: Apartment

Agent Comments



105/179-181 Neerim Rd CARNEGIE 3163 (REI) Agent Comments

Price: \$575,000 Method: Private Sale Date: 10/10/2024 Property Type: Unit



105/187 Booran Rd CAULFIELD SOUTH 3162 (REI/VG)

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Agent Comments



Method: Sold Before Auction

Date: 08/05/2024

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000





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