

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

140 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$639,500 Property Type Unit Suburb Glen Huntly

Period - From 01/10/2019 to 31/12/2019 Source 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	Price	Date of sale
1	354 Balaclava Rd CAULFIELD NORTH 3161	\$1,060,000	06/04/2020
2	31 Oakdene Cr CARNEGIE 3163	\$881,500	30/11/2019
3	595 North Rd ORMOND 3204	\$855,000	03/04/2020

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:

14/04/2020 17:39