

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 89/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Glen Huntly

Period - From 01/04/2024 to 30/06/2024 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	203/1b Kokaribb Rd CARNEGIE 3163	\$350,000	22/03/2024
2	10/214 Kambrook Rd CAULFIELD 3162	\$340,000	12/03/2024
3	101/7 Dudley St CAULFIELD EAST 3145	\$335,000	27/02/2024

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: 19/08/2024 12:04



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

June quarter 2024: \$710,000

Comparable Properties

203/1b Kokaribb Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$350,000

Method: Sale

Date: 22/03/2024

Property Type: Strata Unit/Flat



10/214 Kambrook Rd CAULFIELD 3162 (REI/VG)

Agent Comments

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  1

Price: \$340,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



101/7 Dudley St CAULFIELD EAST 3145 (REI/VG)

Agent Comments

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  1
  1

Price: \$335,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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