

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

106/115 Neerim 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Sep 2020

to

31 Aug 2021

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

113/115 Neerim Road Glen Huntly VIC 3163	\$439,000	21-Jul-21
84/115 Neerim Road Glen Huntly VIC 3163	\$465,000	31-Jul-21
157/115 Neerim Road Glen Huntly VIC 3163	\$470,000	26-Jun-21

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: 10 September 2021



**113/115 Neerim Road Glen Huntly
VIC 3163**

2 1 1

Sold Price

\$439,000^{UN}

Sold Date

21-Jul-21

Distance

-



**84/115 Neerim Road Glen Huntly
VIC 3163**

2 1 1

Sold Price

^{RS}\$465,000

Sold Date

31-Jul-21

Distance

-



**157/115 Neerim Road Glen Huntly
VIC 3163**

2 1 1

Sold Price

\$470,000

Sold Date

26-Jun-21

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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