

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

5/34 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$245,000 & \$265,000

Median sale price

Median price \$675,500 Property Type Unit Suburb Glen Huntly

Period - From 01/07/2021 to 30/09/2021 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 | 4/63 Ulupna Rd ORMOND 3204 | \$290,000 | 20/10/2021 |
| 2 | 9/13 Wattle Av GLEN HUNTLY 3163 | \$285,000 | 17/06/2021 |
| 3 | 11/36 Ulupna Rd ORMOND 3204 | \$260,000 | 04/08/2021 |

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:

03/11/2021 10:25



 1  1  1

Rooms: 2

Property Type: Apartment

Land Size: 38 (plus car park) sqm approx

Agent Comments

Indicative Selling Price

\$245,000 - \$265,000

Median Unit Price

September quarter 2021: \$675,500

Comparable Properties



4/63 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

 1  1  1

Price: \$290,000

Method: Sold Before Auction

Date: 20/10/2021

Property Type: Apartment



9/13 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 1  1  1

Price: \$285,000

Method: Private Sale

Date: 17/06/2021

Property Type: Apartment



11/36 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

 1  1  1

Price: \$260,000

Method: Sold Before Auction

Date: 04/08/2021

Property Type: Apartment