Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/34 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$245,000		&		\$265,000			
Median sale p	rice							
Median price	\$675,500	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/07/2021	to	30/09/2021		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.

Ade	dress 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



RT Edgar





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)

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



Price: \$290,000 Method: Sold Before Auction Date: 20/10/2021 Property Type: Apartment Agent Comments

Agent Comments



 Image: 1
 Image: 1

Method: Private Sale Date: 17/06/2021 Property Type: Apartment



11/36 Ulupna Rd ORMOND 3204 (REI)



Agent Comments

Price: \$260,000 Method: Sold Before Auction Date: 04/08/2021 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



property cata will constitute a breach of the C does not warrant the accuracy any person using or relying upo

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