

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 10 James Street GLEN HUNTLY 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$2,000,000 & \$2,200,000

## Median sale price

Median price \$1,891,500 Property type HOUSE Suburb GLEN HUNTLY

Period - From 01/07/2021 to 30/06/2021 Source REIV

## Comparable property sales

**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
3 Walnut Street CARNEGIE 3163	\$2,100,000	16/07/2021
22 Bethell Street ORMOND 3204	\$2,220,000	10/07/2021
10 Craigavad Street CARNEGIE 3163	\$2,165,000	10/07/2021

This Statement of Information was prepared on: 20/09/2021