

# 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 12a 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 \$1,200,000 & \$1,300,000

## Median sale price

Median price \$1,908,500 Property type TOWNHOUSE Suburb GLEN HUNTLY

Period - From 01/04/2021 to 31/03/2022 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
3/4 Ulupna Road ORMOND 3204	\$1,320,000	20/04/2022
14a Lloyds Avenue CAULFIELD EAST 3145	\$1,300,000	31/03/2022
2/80 Oakleigh Road CARNEGIE 3163	\$1,275,000	09/03/2022

This Statement of Information was prepared on: 24/4/2022