

# 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

7/32 Royal Avenue, Glen Huntly Vic 3163

### Indicative selling price

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

Range between \$370,000 & \$400,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Glen Huntly

Period - From 01/10/2024 to 31/12/2024 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	6/14 Yendon Rd CARNEGIE 3163	\$394,000	24/11/2024
2	6/42 Tranmere Av CARNEGIE 3163	\$385,000	21/11/2024
3	5/27 Tattenham St CAULFIELD EAST 3145	\$400,000	11/09/2024

**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:

21/01/2025 09:34

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**Indicative Selling Price**

\$370,000 - \$400,000

**Median Unit Price**

December quarter 2024: \$620,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



6/14 Yendon Rd CARNEGIE 3163 (REI)

Agent Comments

1 1 1

**Price:** \$394,000

**Method:** Private Sale

**Date:** 24/11/2024

**Property Type:** Unit



6/42 Tranmere Av CARNEGIE 3163 (REI/VG)

Agent Comments

1 1 1

**Price:** \$385,000

**Method:** Sold Before Auction

**Date:** 21/11/2024

**Property Type:** Unit



5/27 Tattenham St CAULFIELD EAST 3145 (VG)

Agent Comments

1 - -

**Price:** \$400,000

**Method:** Sale

**Date:** 11/09/2024

**Property Type:** Strata Unit/Flat

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



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