

Statement of Information

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	6/28 Watson Grove Glen Huntly, 3163
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Indicative selling price

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

Range between	\$570,000 & \$595,000
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Median sale price

Median price	\$635,000	Property Type	APARTMENT	Suburb	GLEN HUNTLY
Period - From	01-Nov-2021	to	31-Oct-2022	Source	Corelogic

Comparable property sales

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	12/15 Truganini Road, Carnegie Vic 3163	\$580,000	26-Oct-2022
2	3/58 Ross Town Road, Carnegie Vic 3163	\$565,000	17-Sep-2022
3	3/147 Neerim Road, Glen Huntly Vic 3163	\$605,000	16-Sep-2022

This statement of information was prepared on 07-Feb-2023 at 1:22:56 PM EST