

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

1/143-147 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Single price

\$569,000

Median sale price

Median price

\$578,500

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/07/2022

to

30/06/2023

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	101/7 Ormond Rd ORMOND 3204	\$585,000	18/05/2023
2	106/1060 Dandenong Rd CARNEGIE 3163	\$538,000	01/06/2023
3	113/112 Mimosa Rd CARNEGIE 3163	\$535,000	01/05/2023

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:

26/07/2023 11:10

1/143-147 Neerim Road, Glen Huntly Vic 3163

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$569,000

Median Unit Price

Year ending June 2023: \$578,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



101/7 Ormond Rd ORMOND 3204 (REI)

Agent Comments

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 18/05/2023

Property Type: Apartment



106/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$538,000

Method: Auction Sale

Date: 01/06/2023

Property Type: Apartment



113/112 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$535,000

Method: Private Sale

Date: 01/05/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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