

## 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

8/15 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 \$400,000

&

\$430,000

#### Median sale price

Median price \$535,000

House

Unit

X

Suburb Glen Huntly

Period - From 01/04/2017

to 30/06/2017

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	6/16 Walsh St ORMOND 3204	\$437,500	08/04/2017
2	5/32 Royal Av GLEN HUNTLY 3163	\$425,000	08/04/2017
3	2/32 Shepparson Av CARNEGIE 3163	\$400,000	04/03/2017

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.~~

8/15 Royal Avenue, Glen Huntly Vic 3163

Ruth Roberts  
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2   -  

**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$430,000  
**Median Unit Price**  
June quarter 2017: \$535,000

## Comparable Properties



6/16 Walsh St ORMOND 3204 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$437,500  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 3  
**Property Type:** Apartment



5/32 Royal Av GLEN HUNTLY 3163 (REI)

**Agent Comments**

2   1   1

**Price:** \$425,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 3  
**Property Type:** Apartment



2/32 Shepparson Av CARNEGIE 3163 (REI/VG) **Agent Comments**

2   1   1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 04/03/2017  
**Rooms:** 3  
**Property Type:** Apartment