Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/29 Hawson Avenue, Glen Huntly Vic 3163

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-------------|--|
| Range betweer | \$780,000 | | & | | \$858,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$662,500 | Pro | operty Type | Unit | | | Suburb | Glen Huntly | |
| Period - From | 01/04/2020 | to | 31/03/2021 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 6/195 Grange Rd GLEN HUNTLY 3163 | \$846,000 | 26/06/2021 |
| 2 | 6/2 Garden Av GLEN HUNTLY 3163 | \$808,500 | 24/04/2021 |
| 3 | 4/29 Royal Av GLEN HUNTLY 3163 | \$855,000 | 13/03/2021 |

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:

08/07/2021 17:58



6/29 Hawson Avenue, Glen Huntly Vic 3163



Mitchal Towns 0416 141 990 mitchaltowns@theagency.com.au





Property Type: Strata Unit/Flat Land Size: 238 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$858,000 Median Unit Price Year ending March 2021: \$662,500

Comparable Properties



1 2 **1 1 1**

Price: \$846,000 Method: Auction Sale Date: 26/06/2021 Property Type: Unit

6/2 Garden Av GLEN HUNTLY 3163 (REI)

6/195 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

Agent Comments





Price: \$808,500 Method: Auction Sale Date: 24/04/2021 Property Type: Unit

4/29 Royal Av GLEN HUNTLY 3163 (REI/VG)



Price: \$855,000 Method: Private Sale Date: 13/03/2021 Rooms: 3 Property Type: Unit Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.