

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

17/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$580,000

House

Unit

X

Suburb

Glen Huntly

Period - From 01/04/2019

to

30/06/2019

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	46/115-133 Neerim Rd GLEN HUNTLY 3163	\$417,500	28/03/2019
2	157/115 Neerim Rd GLEN HUNTLY 3163	\$415,000	03/05/2019
3	152/115 Neerim Rd GLEN HUNTLY 3163	\$399,000	04/03/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$410,000
Median Unit Price
June quarter 2019: \$580,000

Comparable Properties

46/115-133 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$417,500
Method: Private Sale
Date: 28/03/2019
Rooms: 3
Property Type: Apartment



157/115 Neerim Rd GLEN HUNTLY 3163 (VG)

Agent Comments

2 - -

Price: \$415,000
Method: Sale
Date: 03/05/2019
Rooms: -
Property Type: Strata Unit/Flat



152/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$399,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: Apartment
Land Size: 2982 sqm approx