

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

146/115 NEERIM ROAD GLEN HUNTLY VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$337,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

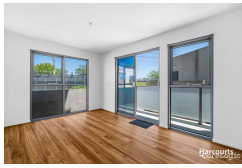
Date of sale

101/7 DUDLEY STREET CAULFIELD EAST VIC 3145	\$335,000	27-Feb-24
16/7 DUDLEY STREET CAULFIELD EAST VIC 3145	\$330,000	27-Nov-23
68/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$320,000	04-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 28 March 2024



101/7 DUDLEY STREET CAULFIELD EAST VIC 3145

Sold Price

^{RS} **\$335,000** ^{UN}

Sold Date **27-Feb-24**

2 1 1

Distance **0.88km**



16/7 DUDLEY STREET CAULFIELD EAST VIC 3145

Sold Price

\$330,000

Sold Date **27-Nov-23**

2 1 1

Distance **0.88km**



68/115 NEERIM ROAD GLEN HUNTLY VIC 3163

Sold Price

\$320,000

Sold Date **04-Nov-23**

2 1 1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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