# 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 6/144 Booran Road, Glen Huntly Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au/	underquot	ting		
Range betwee	\$540,000		&		\$594,000			
Median sale p	rice							
Median price	\$609,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	18/06/2024	to	17/06/2025		So	urce	Property	/ Data

#### 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	101/2 Belsize Av CARNEGIE 3163	\$550,000	07/06/2025
2	5/1012 Glen Huntly Rd CAULFIELD SOUTH 3162	\$610,500	09/05/2025
3	4/4 Kokaribb Rd CARNEGIE 3163	\$574,000	29/03/2025

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:

18/06/2025 14:25



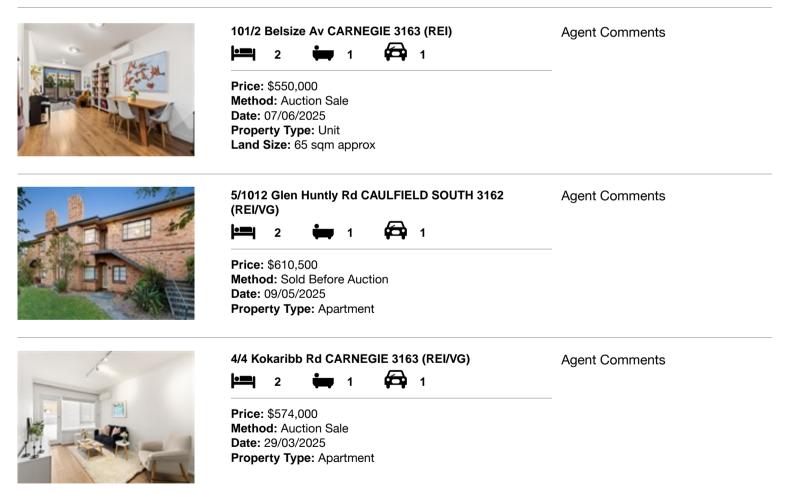






Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$540,000 - \$594,000 Median Unit Price 18/06/2024 - 17/06/2025: \$609,000

# **Comparable Properties**



#### Account - Jarrel Estate Agents | P: 03 95281210 | F: 03 95285903



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