

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

22/115 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Feb 2019

to

31 Jan 2020

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

| | | |
|--|-----------|-----------|
| 17/115 Neerim Road Glen Huntly VIC 3163 | \$413,000 | 24-Aug-19 |
| 27/115 Neerim Road Glen Huntly VIC 3163 | \$434,500 | 07-Sep-19 |
| 100/115 Neerim Road Glen Huntly VIC 3163 | \$448,000 | 06-Jan-20 |

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: 27 February 2020



17/115 Neerim Road Glen Huntly VIC 3163 Sold Price

\$413,000 Sold Date **24-Aug-19**

 2  1  1

Distance -



27/115 Neerim Road Glen Huntly VIC 3163 Sold Price

\$434,500 Sold Date **07-Sep-19**

 2  1  1

Distance -



100/115 Neerim Road Glen Huntly VIC 3163 Sold Price

\$448,000 Sold Date **06-Jan-20**

 2  1  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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