

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

84/115 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Jul 2020

to

30 Jun 2021

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

101/115 Neerim Road Glen Huntly VIC 3163	\$460,000	17-Dec-20
162/115 Neerim Road Glen Huntly VIC 3163	\$500,500	10-Jul-21
43/115 Neerim Road Glen Huntly VIC 3163	\$430,000	13-Apr-21

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: 14 July 2021



**101/115 Neerim Road Glen Huntly
VIC 3163**

 2  1  1

Sold Price **\$460,000** Sold Date **17-Dec-20**

Distance -

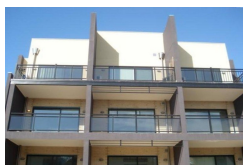


**162/115 Neerim Road Glen Huntly
VIC 3163**

 2  1  1

Sold Price ^{RS} **\$500,500** Sold Date **10-Jul-21**

Distance **0.05km**



**43/115 Neerim Road Glen Huntly
VIC 3163**

 2  1  1

Sold Price **\$430,000** Sold Date **13-Apr-21**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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