

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

169/115 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

\$435,000

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

162/115 Neerim Road Glen Huntly VIC 3163	\$500,500	10-Jul-21
81/115 Neerim Road Glen Huntly VIC 3163	\$430,000	03-Feb-21
91/115 Neerim Road Glen Huntly VIC 3163	\$430,000	02-Feb-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: 13 July 2021



162/115 Neerim Road Glen Huntly VIC 3163

Sold Price

^{RS}

\$500,500

Sold Date

10-Jul-21

 2  1  1

Distance

-



81/115 Neerim Road Glen Huntly VIC 3163

Sold Price

^{RS}

\$430,000

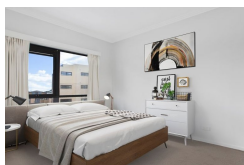
Sold Date

03-Feb-21

 2  1  1

Distance

0.05km



91/115 Neerim Road Glen Huntly VIC 3163

Sold Price

\$430,000

Sold Date

02-Feb-21

 2  1  1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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