

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

9/15 Manchester Grove 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Mar 2019

to

29 Feb 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

211/16 Etna Street Glen Huntly VIC 3163	\$580,000	20-Aug-19
112/16 Etna Street Glen Huntly VIC 3163	\$590,000	23-Nov-19
2/1192 Glen Huntly Road Glen Huntly VIC 3163	\$615,000	05-Oct-19

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: 11 March 2020



211/16 Etna Street Glen Huntly VIC 3163

Sold Price

\$580,000

Sold Date **20-Aug-19**

 2  2  1

Distance **0.24km**



112/16 Etna Street Glen Huntly VIC 3163

Sold Price

\$590,000

Sold Date **23-Nov-19**

 2  2  1

Distance **0.24km**



2/1192 Glen Huntly Road Glen Huntly VIC 3163

Sold Price

\$615,000

Sold Date **05-Oct-19**

 2  2  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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