

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 28 WATSON GROVE, GLEN HUNTLY

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 BED, 1 BATH	\$*	Or range between	\$ 380,000		\$ 415,000
1 BED, 1 BATH	\$*	Or range between	\$ 430,000		\$ 465,000
1 BED, 1 BATH	\$* 480,000				
2 BED, 1 BATH	\$*	Or range between	\$ 510,000		\$ 540,000
2 BED, 2 BATH	\$* 550,000	Or range between	\$		\$
2 BED, 2 BATH	\$*	Or range between	\$ 625,000		\$ 675,000
2 BED, 2 BATH	\$* 695,000	Or range between	\$		\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$ 565,500

Suburb GLEN HUNTLY

Period - From 01/04/2019 To 28/04/2020

Source REALESTATE.COM.AU

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 BED, 1 BATH	1 205/103 Grange Road, Glen Huntly	\$ 430,000	29.02.20
	2 101/1094 Glen Huntly Road, Glen Huntly	\$ 496,000	02.02.20
	3 6/34 Royal Avenue, Glen Huntly	\$ 290,000	03.02.20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 BED, 1 BATH	1 302/18 Etna Street, Glen Huntly	\$ 637,000	21.03.20
	2 1/115 Neerim Road, Glen Huntly	\$ 457,000	21.03.20
	3 3/1204 Glen Huntly Road, Glen Huntly	\$ 620,000	22.02.20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2BED, 2 BATH	1 9/15 Manchester Grove, Glen Huntly	\$ 633,000	21.03.20
	2 4/1094 Glen Huntly Road, Glen Huntly	\$ 750,000	01.03.20
	3 1/1095 Glen Huntly Road, Glen Huntly	\$ 785,000	23.05.20

This Statement of Information was prepared on:

29TH MAY 2020