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	212/28 Watson Grove, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $399,000

Median sale price

Median price $569,000 Property Type Unit Suburb Glen Huntly

Period - From 29/06/2023 to 28/06/2024 Source REIV

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 six 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
1	202/288 Hawthorn Rd CAULFIELD 3162	$396,000	26/06/2024
2	2/71 Tranmere Av CARNEGIE 3163	$375,000	29/05/2024
3	114/839 Dandenong Rd MALVERN EAST 3145	$375,000	06/06/2024

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 six months.~~

This Statement of Information was prepared on: 29/06/2024 20:36

212/28 Watson Grove, Glen Huntly Vic 3163

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1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
29/06/2023 - 28/06/2024: $569,000

Comparable Properties



202/288 Hawthorn Rd CAULFIELD 3162 (REI)

1 1 1

Price: $396,000
Method: Sold Before Auction
Date: 26/06/2024
Property Type: Apartment

Agent Comments



2/71 Tranmere Av CARNEGIE 3163 (REI)

1 1 1

Price: $375,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Apartment

Agent Comments



114/839 Dandenong Rd MALVERN EAST 3145 (REI)

1 1 1

Price: $375,000
Method: Auction Sale
Date: 06/06/2024
Property Type: Apartment

Agent Comments

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