

## 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	13 Etna Street, Glen Huntly Vic 3163
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$549,000	House		Unit	X	Suburb	Glen Huntly
Period - From	01/07/2016	to	30/06/2017	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	309/56 Kambrook Rd CAULFIELD NORTH 3161	\$695,000	30/04/2017
2	203/179 Neerim Rd CARNEGIE 3163	\$640,000	16/09/2017
3	303/16 Tranmere Av CARNEGIE 3163	\$599,000	15/05/2017

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.~~

13 Etna Street, Glen Huntly Vic 3163



 3  1  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 664 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median Unit Price**  
Year ending June 2017: \$549,000

## Comparable Properties

**309/56 Kambrook Rd CAULFIELD NORTH 3161** **Agent Comments**  
(VG)

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**Price:** \$695,000  
**Method:** Sale  
**Date:** 30/04/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**203/179 Neerim Rd CARNEGIE 3163 (REI)** **Agent Comments**

 2  2  1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** Apartment

**303/16 Tranmere Av CARNEGIE 3163 (VG)** **Agent Comments**

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**Price:** \$599,000  
**Method:** Sale  
**Date:** 15/05/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat