

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

1/4 Woodville Avenue 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

or range
between

\$920,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Oct 2020

to

30 Sep 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

2/10 Wattle Avenue Glen Huntly VIC 3163	\$1,010,000	02-Oct-21
7/18 Mackay Avenue Glen Huntly VIC 3163	\$991,000	27-May-21
2/28 Fallon Street Caulfield VIC 3162	\$996,000	16-May-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: 04 October 2021

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2/10 Wattle Avenue Glen Huntly VIC 3163

3 1 1

Sold Price ^{RS} **\$1,010,000** Sold Date **02-Oct-21**

Distance **0.61km**



7/18 Mackay Avenue Glen Huntly VIC 3163

3 1 1

Sold Price **\$991,000** Sold Date **27-May-21**

Distance **0.63km**



2/28 Fallon Street Caulfield VIC 3162

3 2 2

Sold Price **\$996,000** Sold Date **16-May-21**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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