

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 39 Hargreaves Street, Huntingdale Vic 3166**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$936,000 House X Suburb Huntingdale

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
31 Berkeley St HUNTINGDALE 3166	\$1,145,000	01/04/2017
12 Ross St HUNTINGDALE 3166	\$1,097,000	17/12/2016
43 Hargreaves St HUNTINGDALE 3166	\$972,825	12/03/2017