

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3/2 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 \$1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,475,000 *House ☒ *Unit ☐ Suburb Glen Huntly

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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
1/108 Truganini Road Carnegie	\$1,250,000	08/07/2017
3/63 Bealiba Road, Caulfield South	\$1,205,000	16/07/2017
3b Florence Street, Ormond	\$1,200,000	01/04/2017