Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/14 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$890,000	&	\$970,000
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Median sale price

Median price	\$955,500	Pro	perty Type	Townhouse		Suburb	Glen Huntly
Period - From	01/10/2020	to	30/09/2021		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

Add	dress of comparable property	Price	Date of sale
1	2/1108 Dandenong Rd CARNEGIE 3163	\$1,010,000	10/06/2021
2	3/178 Murrumbeena Rd MURRUMBEENA 3163	\$945,000	17/06/2021
3	5 Heath Dr GLEN HUNTLY 3163	\$920,000	25/06/2021

OR

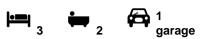
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2021 10:50



RT Edgar





Rooms: 6

Property Type: Townhouse Land Size: 135sqM (int) approx

sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$970,000 **Median Townhouse Price** 01/10/2020 - 30/09/2021: \$955,500

Comparable Properties



2/1108 Dandenong Rd CARNEGIE 3163

(REI/VG) **---** 3



Price: \$1,010,000

Method: Sold Before Auction

Date: 10/06/2021 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



3/178 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments

(REI/VG)





Price: \$945.000

Method: Sold Before Auction

Date: 17/06/2021

Property Type: Townhouse (Res)



5 Heath Dr GLEN HUNTLY 3163 (REI/VG)





Agent Comments

Price: \$920,000 Method: Private Sale Date: 25/06/2021

Property Type: Townhouse (Single)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



