

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

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

Median sale price

Median price \$955,500

Property 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	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 comparable properties 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



 3  2  1 garage

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)

Agent Comments

 3  2  1

Price: \$1,010,000
Method: Sold Before Auction
Date: 10/06/2021
Rooms: 5
Property Type: Townhouse (Res)



3/178 Murrumbeena Rd MURRUMBEENA 3163 **Agent Comments**
(REI/VG)

 3  2  2

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

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 25/06/2021
Property Type: Townhouse (Single)