

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

3/20 ROYAL AVENUE GLEN HUNTLY, VIC 3163

Indicative selling price

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

Single price or range between &

Median sale price

(*Delete house or unit as applicable)

1 Median price *House *unit Suburb or locality
Period - From Source

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. 3/21 Royal Avenue Glen Huntly, VIC, 3163	\$577,000	11/09/2018
2. 1/3 Rosedale Avenue Glen Huntly, VIC, 3163	\$536,500	15/04/2018
3. 2/5 Rosedale Avenue Glen Huntly, VIC, 3163	\$570,000	13/04/2018