

## 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 2/16 Woodville Avenue, Glen Huntly Vic 3163

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

#### Median sale price

Median price \$636,250 House Unit X Suburb Glen Huntly

Period - From 01/04/2018 to 30/06/2018 Source REIV

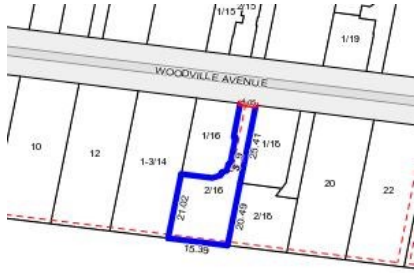
#### Comparable property sales (\*Delete A or B below as applicable)

**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	32 Flowers St CAULFIELD SOUTH 3162	\$1,207,000	22/07/2018
2	48a Neerim Rd CAULFIELD 3162	\$1,151,000	04/03/2018
3	1/4 Prince Edward Av MCKINNON 3204	\$1,100,000	11/08/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median Unit Price**  
June quarter 2018: \$636,250

## Comparable Properties



**32 Flowers St CAULFIELD SOUTH 3162 (REI)** **Agent Comments**



**Price:** \$1,207,000  
**Method:** Auction Sale  
**Date:** 22/07/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 160 sqm approx



**48a Neerim Rd CAULFIELD 3162 (REI)** **Agent Comments**



**Price:** \$1,151,000  
**Method:** Auction Sale  
**Date:** 04/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**1/4 Prince Edward Av MCKINNON 3204 (REI)** **Agent Comments**



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 215 sqm approx