

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sal	e
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Address	2/16 Woodville Avenue, Glen Huntly Vic 3163
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$636,250	Hou	Ise	Unit	Х	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

	are on the companion property		2000 01 0010
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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





Price

Date of sale

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

Comparable Properties



32 Flowers St CAULFIELD SOUTH 3162 (REI)

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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)

-3







Price: \$1,151,000 Method: Auction Sale Date: 04/03/2018

Rooms: -

Property Type: Townhouse (Res)



1/4 Prince Edward Av MCKINNON 3204 (REI)

=3





Price: \$1,100,000 Method: Auction Sale **Date:** 11/08/2018

Rooms: 4

Property Type: Townhouse (Res) Land Size: 215 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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