

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

1/4 FENTON STREET HUNTINGDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

1/26 SAGE STREET OAKLEIGH EAST VIC 3166	\$835,000	03-Feb-23
30 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166	\$900,000	29-Apr-23
1/41 MANTON ROAD CLAYTON VIC 3168	\$887,000	15-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 02 June 2023



**1/26 SAGE STREET OAKLEIGH
EAST VIC 3166**

 3  2  1

Sold Price

\$835,000

Sold Date

03-Feb-23

Distance

0.26km



**30 CARMICHAEL ROAD OAKLEIGH
EAST VIC 3166**

 3  2  1

Sold Price

^{RS} **\$900,000** ^{UN}

Sold Date

29-Apr-23

Distance

0.65km



**1/41 MANTON ROAD CLAYTON VIC
3168**

 3  2  1

Sold Price

^{RS} **\$887,000**

Sold Date

15-Apr-23

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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