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	63 BERKELEY 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	$1,250,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,310,500	Property type	House	Suburb	Huntingdale
Period-from	01 Apr 2021	to	31 Mar 2022	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
20 GREVILLE STREET HUNTINGDALE VIC 3166	$1,424,000	26-Mar-22
1821 DANDENONG ROAD OAKLEIGH EAST VIC 3166	$1,225,000	13-Nov-21
29 GREVILLE STREET HUNTINGDALE VIC 3166	$1,350,000	09-Apr-22

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.~~

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20 GREVILLE STREET HUNTINGDALE VIC 3166

2 1 1

Sold Price RS $1,424,000 Sold Date 26-Mar-22

Distance 0.57km



1821 DANDENONG ROAD OAKLEIGH EAST VIC 3166

3 1 1

Sold Price $1,225,000 Sold Date 13-Nov-21

Distance 0.2km



29 GREVILLE STREET HUNTINGDALE VIC 3166

2 1 1

Sold Price RS $1,350,000 UN Sold Date 09-Apr-22

Distance 0.52km

RS = Recent sale **UN** = Undisclosed Sale

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