

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

34 ROSS 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

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Huntingdale

Period-from

01 Oct 2023

to

30 Sep 2024

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

27 LEIGH STREET HUNTINGDALE VIC 3166	\$1,180,000	01-Jun-24
6 LEUMEAR STREET OAKLEIGH EAST VIC 3166	\$1,200,000	12-Sep-24
41 PATRICK STREET OAKLEIGH EAST VIC 3166	\$1,290,000	04-Sep-24

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: 30 October 2024

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**27 LEIGH STREET HUNTINGDALE
VIC 3166**

 3  1  2

Sold Price

\$1,180,000

Sold Date

01-Jun-24

Distance

0.3km



**6 LEUMEA STREET OAKLEIGH
EAST VIC 3166**

 3  1  1

Sold Price

\$1,200,000

Sold Date

12-Sep-24

Distance

1.14km



**41 PATRICK STREET OAKLEIGH
EAST VIC 3166**

 3  1  4

Sold Price

\$1,290,000

Sold Date

04-Sep-24

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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