

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 16 Manchester Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

(*Delete house or unit as applicable)

Median price \$535,000 *House ☐ *unit ☒ Suburb
 or locality Glen Huntly

Period - From 01/04/2017 to 30/06/2017 Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 1: 1/91 Oakleigh Rd CARNEGIE 3163 | \$890,000 | 20/05/2017 |
| 2: 1/192a Booran Rd GLEN HUNTLY 3163 | \$890,000 | 29/03/2017 |
| 3: 2/4 Woodville Av GLEN HUNTLY 3163 | \$860,500 | 22/04/2017 |