

# 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

65 Garnett Street, Huntingdale, VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

\$1,310,500

Property type

House

Suburb

HUNTINGDALE

Period - From

02/09/2021

to

01/03/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	169 Huntingdale Road Oakleigh East Vic 3166	\$1,130,000	2021-10-06
2	7 Ross Street Huntingdale Vic 3166	\$1,280,000	2021-10-09
3	1243 North Road Oakleigh Vic 3166	\$1,080,000	2021-11-21

This Statement of Information was prepared on:

01/03/2022

