

## 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 11 Manchester Grove, Glen Huntly Vic 3163

#### Indicative selling price

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

Range between \$900,000 & \$990,000

#### Median sale price\*

Median price House Unit Suburb Glen Huntly

Period - From to Source

#### 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 six 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	50 Scott St CAULFIELD SOUTH 3162	\$981,000	23/06/2018
2	357a Bambra Rd CAULFIELD SOUTH 3162	\$967,500	12/09/2018
3	6/35 Briggs St CAULFIELD 3162	\$945,000	23/09/2018

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 six months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 3

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 342 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
 No median price available

## Comparable Properties



**50 Scott St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

2 1 2

**Price:** \$981,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 320 sqm approx



**357a Bambra Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments

2 1 1

**Price:** \$967,500  
**Method:** Sold After Auction  
**Date:** 12/09/2018  
**Rooms:** -  
**Property Type:** House - Semi-detached



**6/35 Briggs St CAULFIELD 3162 (REI)** Agent Comments

2 1 2

**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 23/09/2018  
**Rooms:** 4  
**Property Type:** Unit