

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

7/220 HUNTINGDALE ROAD 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

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

2/233 HUNTINGDALE ROAD OAKLEIGH VIC 3166	\$779,000	26-Feb-22
1/25 CONNELL ROAD OAKLEIGH VIC 3166	\$728,000	03-Feb-22
2/1256 NORTH ROAD OAKLEIGH SOUTH VIC 3167	\$810,500	02-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.

This Statement of Information was prepared on: 28 April 2022

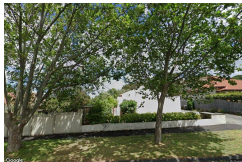

**2/233 HUNTINGDALE ROAD
OAKLEIGH VIC 3166**

 3
  1
  1

Sold Price

\$779,000

Sold Date **26-Feb-22**

Distance **0.2km**

**1/25 CONNELL ROAD OAKLEIGH
VIC 3166**

 2
  -
  1

Sold Price

\$728,000

Sold Date **03-Feb-22**

Distance **0.67km**

**2/1256 NORTH ROAD OAKLEIGH
SOUTH VIC 3167**

 2
  1
  2

Sold Price

^{RS} **\$810,500**

Sold Date **02-Apr-22**

Distance **1.1km**
RS = Recent sale

UN = Undisclosed Sale

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