

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

4/27 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Dec 2023

to

30 Nov 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

1/5 GREVILLE STREET HUNTINGDALE VIC 3166	\$410,000	14-Jun-24
7/105 ATHERTON ROAD OAKLEIGH VIC 3166	\$430,000	26-Jul-24
22/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$382,000	02-Oct-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: 04 December 2024

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**1/5 GREVILLE STREET
HUNTINGDALE VIC 3166**

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Sold Price **\$410,000** Sold Date **14-Jun-24**Distance **0.28km****7/105 ATHERTON ROAD
OAKLEIGH VIC 3166**

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Sold Price **\$430,000** Sold Date **26-Jul-24**Distance **1.4km****22/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**

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Sold Price **\$382,000** Sold Date **02-Oct-24**Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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