

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

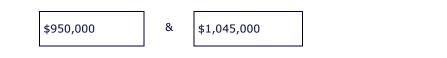
Property offered for sale

Address Including suburb and 1 postcode

d 1/8 Woodville Avenue GLEN HUNTLY 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting



Median sale price

| Median price | \$637,000 | Pro | roperty type Unit | | t | Suburb | Glen Huntly |
|---------------|------------|-----|-------------------|----|--------|--------|-------------|
| Period - From | 01/07/2020 | to | 30/09/202 | 20 | Source | | REIV |

Comparable property sales

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 |
|--|-------------|--------------|
| 1/33 Wheeler Street ORMOND 3204 | \$980,000 | 31/10/2020 |
| 2/18 Roseberry Grove, Glenhuntly, 3163 | \$1,040,000 | 17/11/2020 |
| 2/33 Mimosa Road, Carnegie, 3163 | \$1,055,000 | 28/11/2020 |

This Statement of Information was prepared on: Tuesday 8th December 2020