

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode 8/18 Waratah Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$795,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 535,000

*House

*unit

x

Suburb
or locality Glen Huntly

Period - From 01/04/2017

to 30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
36/1083-1089 Glenhuntly Rd, Glen Huntly	\$825,000	20/05/2017
8/203 Grange Rd, Glen Huntly	\$760,000	23/09/2017
2/16 Yendon Rd, Carnegie	\$796,000	29/05/2017