

## 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

2/14 Woodville Avenue, 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 \$980,000 & \$1,078,000

#### Median sale price

Median price \$647,500 House Unit X Suburb Glen Huntly

Period - From 01/10/2017 to 31/12/2017 Source REIV

#### 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	1/39 Whitmuir Rd BENTLEIGH 3204	\$1,075,000	21/10/2017
2	2a Walden Gr CARNEGIE 3163	\$986,500	08/10/2017
3	3/1233 Glen Huntly Rd CARNEGIE 3163	\$980,000	16/09/2017

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.



3 2 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,078,000

**Median Unit Price**

December quarter 2017: \$647,500

## Comparable Properties



**1/39 Whitmuir Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**2a Walden Gr CARNEGIE 3163 (REI)**

**Agent Comments**

3 1 2

**Price:** \$986,500

**Method:** Auction Sale

**Date:** 08/10/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



**3/1233 Glen Huntly Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)