

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/14 Woodville Avenue, Glen Huntly Vic 3163
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,078,000

Median sale price

Median price	\$647,500	Hou	se	Unit	х	Sub	urb 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

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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

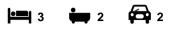




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hockingstuart





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)

Price: \$1,075,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2a Walden Gr CARNEGIE 3163 (REI)

Price: \$986.500 Method: Auction Sale Date: 08/10/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



3/1233 Glen Huntly Rd CARNEGIE 3163

(REI/VG)

6 ≥

Price: \$980,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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