

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 23 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single Price \$999,000

Median sale price

Median price \$1,388,500

House X

Suburb
or locality Glen Huntly

Period - From 01/07/2017 to 30/09/2017

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: 16 Manchester Gr GLEN HUNTLY 3163	\$1,000,000	02/09/2017
2: 21 Huntly St GLEN HUNTLY 3163	\$990,000	08/07/2017
3: 2a Walden Gr CARNEGIE 3163	\$986,500	08/10/2017