

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

1/14 Foster Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/10/2021

to 31/12/2021

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	1/25 Wheeler St ORMOND 3204	\$1,278,000	26/12/2021
2	1/27 Woodville Av GLEN HUNTLY 3163	\$1,261,500	11/12/2021
3	215 Bambra Rd CAULFIELD SOUTH 3162	\$1,260,000	28/11/2021

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.~~

This Statement of Information was prepared on:

03/02/2022 17:22



3 2 1

Property Type: Townhouse
(Single)
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
December quarter 2021: \$670,000

Comparable Properties



1/25 Wheeler St ORMOND 3204 (REI)

Agent Comments

3 3 1

Price: \$1,278,000
Method: Private Sale
Date: 26/12/2021
Property Type: Townhouse (Single)
Land Size: 288 sqm approx



1/27 Woodville Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$1,261,500
Method: Auction Sale
Date: 11/12/2021
Property Type: Unit



215 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 2 1

Price: \$1,260,000
Method: Auction Sale
Date: 28/11/2021
Property Type: House - Semi-detached
Land Size: 235 sqm approx