## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address |1/14 Foster Avenue, Glen Huntly Vic 3163

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress 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









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)



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

2

1/27 Woodville Av GLEN HUNTLY 3163 (REI)

**6** 2

Agent Comments



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

Property Type: Unit

3



215 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)



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

#### Account - Jellis Craig | P: 03 9194 1200



property data

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Agent Comments

Agent Comments