

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

7/13 Waratah Avenue, Glen Huntly Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000

&

\$407,000

Median sale price

Median price \$522,500

House

Unit

X

Suburb

Glen Huntly

Period - From 01/01/2018

to

31/03/2018

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	87/115 Neerim Rd GLEN HUNTLY 3163	\$406,000	10/02/2018
2	14/40 Woorayl St CARNEGIE 3163	\$405,000	28/04/2018
3	8/1307 Glen Huntly Rd CARNEGIE 3163	\$405,000	19/11/2017

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.



2 1 0

Rooms:

Property Type: Flat

Agent Comments

Comparable Properties



87/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$406,000

Method: Sold Before Auction

Date: 10/02/2018

Rooms: -

Property Type: Apartment



14/40 Woorayl St CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$405,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Apartment



8/1307 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$405,000

Method: Auction Sale

Date: 19/11/2017

Rooms: -

Property Type: Apartment