

oflamm@hodgescaulfield.com.au

Oren Flamm 9533 0999 0407 750 438

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

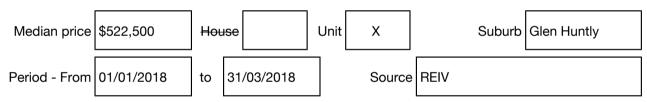
7/13 Waratah Avenue, Glen Huntly Vic 3163

## Indicative selling price

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

Range between	\$370,000	&	\$407,000	

#### Median sale price



#### 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.

Ad	dress 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



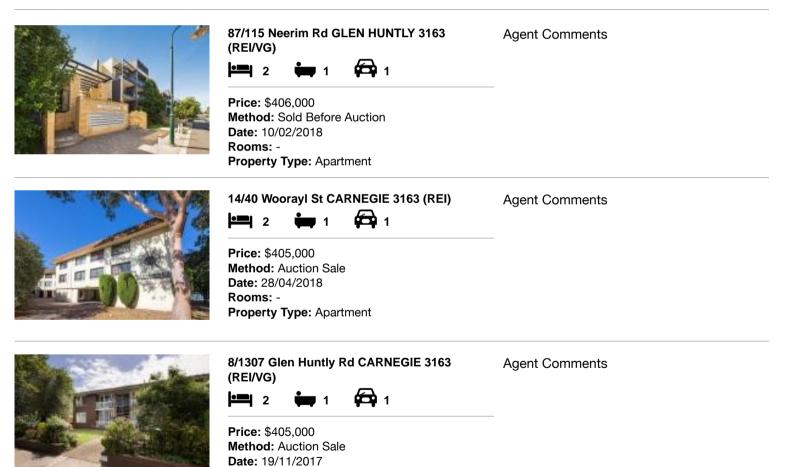




Rooms: Property Type: Flat Agent Comments Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

> Indicative Selling Price \$370,000 - \$407,000 Median Unit Price March quarter 2018: \$522,500

# **Comparable Properties**



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Rooms: -

Property Type: Apartment

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