

## 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

10 Garnett Street Huntingdale VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,080,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,500

Property type

House

Suburb

Huntingdale

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

8 Shafton Street Huntingdale VIC 3166	\$1,101,000	17-Aug-19
43 Garnett Street Huntingdale VIC 3166	\$1,116,000	12-Oct-19
45 Patrick Street Oakleigh East VIC 3166	\$1,150,000	16-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 28 November 2019



**8 Shafton Street Huntingdale VIC 3166**

Sold Price

**\$1,101,000**

Sold Date

**17-Aug-19**

 3  1  2

Distance

**0.04km**



**43 Garnett Street Huntingdale VIC 3166**

Sold Price

**\$1,116,000**

Sold Date

**12-Oct-19**

 3  1  2

Distance

**0.15km**



**45 Patrick Street Oakleigh East VIC 3166**

Sold Price

**\$1,150,000**

Sold Date

**16-Nov-19**

 4  2  2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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