

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

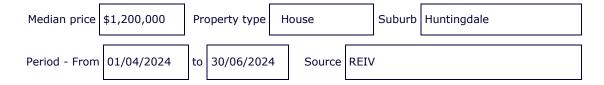
| Address<br>Including suburb and<br>postcode | 1/3 Shafton Street, Huntingdale VIC |
|---|-------------------------------------|
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## Indicative selling price

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

Range between \$800,000 & \$880,000

# Median sale price



### **Comparable property sales**

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. 4/123 Clayton Road, Clayton Vic 3168     | \$845,900 | 22/05/2024   |
| 2. 2/30 Aikman Crescent, Chadstone VIC 3148 | \$846,000 | 15/06/2024   |
| 3. 3/13 Inga Street, Oakleigh VIC 3166      | \$860,000 | 25/05/2024   |

This Statement of Information was prepared on: 13.08.2024