

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/3 Shafton Street, Huntingdale VIC

Indicative selling price

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

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

Median sale price

Median price \$1,200,000 Property type House Suburb Huntingdale
Period - From 01/04/2024 to 30/06/2024 Source REIV

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

