

# 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

35 Turner Avenue, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Glen Huntly

Period - From

01/01/2022

to

31/12/2022

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	44 Moonya Rd CARNEGIE 3163	\$1,250,000	01/10/2022
2	7a Moira Av CARNEGIE 3163	\$1,195,000	05/11/2022
3	3 Cadby Ct CAULFIELD 3162	\$1,125,000	10/11/2022

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.~~

This Statement of Information was prepared on:

27/02/2023 14:26



 2  1  2

**Property Type:** House (Res)

**Land Size:** 471 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000

**Median House Price**

Year ending December 2022: \$1,620,000

## Comparable Properties



**44 Moonya Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 560 sqm approx



**7a Moira Av CARNEGIE 3163 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)

**Land Size:** 316 sqm approx



**3 Cadby Ct CAULFIELD 3162 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$1,125,000

**Method:** Sold Before Auction

**Date:** 10/11/2022

**Property Type:** House (Res)