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

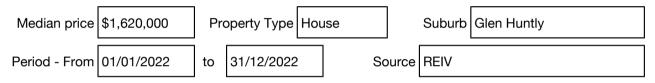
35 Turner Avenue, Glen Huntly Vic 3163

Indicative selling price

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Single price \$1,200,000

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.

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



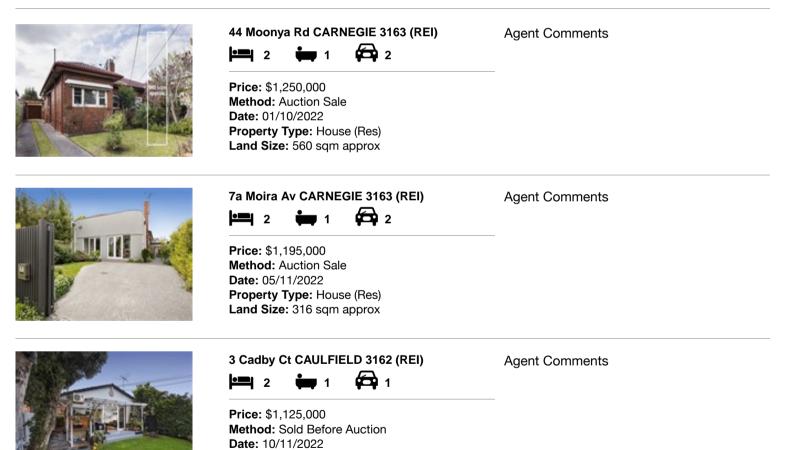
woodards 🚾





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



Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





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Property Type: House (Res)

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