# 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

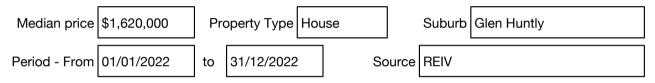
35 Turner Avenue, Glen Huntly Vic 3163

## Indicative selling price

|                          |             |                     | / / //           |
|--------------------------|-------------|---------------------|------------------|
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| i or the meaning or this | price 366 v | oonsumer.vio.gov.u  | a/ under quoting |

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



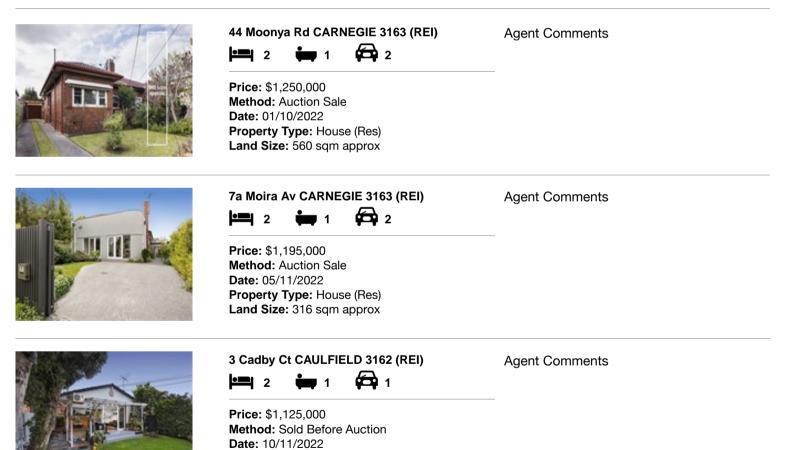
# woodards 🚾





**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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