

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 8/8 Wattle Avenue, Glen Huntly, VIC 3163

Indicative selling price

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

Price Range \$630,000 & \$675,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Glen Huntly (3163)

Period - From 01/11/2023 to 31/10/2024 Source Corelogic

Comparable property sales

A These are two 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
6/6 ROSEDALE AVENUE, GLEN HUNTLY VIC 3163	\$650,000	21/07/2024
5/5 BEVERLEY STREET, GLEN HUNTLY VIC 3163	\$632,500	14/09/2024

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: 06/11/2024