

# 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

29 Greville Street, Huntingdale Vic 3166

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,310,500

Property Type House

Suburb Huntingdale

Period - From 01/01/2021

to

31/12/2021

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 | 35 Ross St HUNTINGDALE 3166      | \$1,250,000 | 22/02/2022   |
| 2 | 24 Leigh St HUNTINGDALE 3166     | \$1,150,000 | 19/02/2022   |
| 3 | 5 Hargreaves St HUNTINGDALE 3166 | \$1,050,000 | 16/11/2021   |

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:

16/03/2022 12:33



 2  1  1

**Property Type:** House  
**Land Size:** 596 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending December 2021: \$1,310,500

## Comparable Properties



**35 Ross St HUNTINGDALE 3166 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2022  
**Property Type:** House



**24 Leigh St HUNTINGDALE 3166 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 19/02/2022  
**Property Type:** House  
**Land Size:** 555 sqm approx



**5 Hargreaves St HUNTINGDALE 3166 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 16/11/2021  
**Property Type:** House