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

16B Foster Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,300,000		&		\$2,500,000				
Median sale p	rice								
Median price	\$1,137,500	Pro	operty Type	Том	/nhouse		Suburb	Glen Huntly	
Period - From	27/05/2024	to	26/05/2025		So	ource	Property	y Data	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6b Newstead St CAULFIELD 3162	\$2,420,000	22/04/2025
2			
3			

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:

27/05/2025 17:45





Nick Renna





Property Type: Townhouse Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au Indicative Selling Price

\$2,300,000 - \$2,500,000 Median Townhouse Price 27/05/2024 - 26/05/2025: \$1,137,500

Comparable Properties



6b Newstead St CAULFIELD 3162 (REI)

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Price: \$2,420,000 Method: Sold Before Auction Date: 22/04/2025 Property Type: Townhouse (Res) Land Size: 341 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200





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