

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

2/4 FENTON STREET HUNTINGDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Huntingdale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/15-17 OBERON AVENUE OAKLEIGH EAST VIC 3166	\$752,000	12-Apr-25
2/12 MACRINA STREET OAKLEIGH EAST VIC 3166	\$712,000	24-Dec-24
1/1391 NORTH ROAD OAKLEIGH EAST VIC 3166	\$748,500	15-Feb-25

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 6 months.~~

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**3/15-17 OBERON AVENUE
OAKLEIGH EAST VIC 3166**
 2  1  2

Sold Price

^{RS}
\$752,000

Sold Date

12-Apr-25

Distance

0.39km

**2/12 MACRINA STREET OAKLEIGH
EAST VIC 3166**
 3  2  2

Sold Price

\$712,000

Sold Date

24-Dec-24

Distance

0.83km

**1/1391 NORTH ROAD OAKLEIGH
EAST VIC 3166**
 3  2  1

Sold Price

^{RS}
\$748,500

Sold Date

15-Feb-25

Distance

0.86km

**2/1391 NORTH ROAD OAKLEIGH
EAST VIC 3166**
 3  1  1

Sold Price

\$748,500

Sold Date

15-Feb-25

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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