

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	5/17 Wattle Avenue, Glen Huntly Vic 3163
---	--

Indicative selling price

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

Range between	\$650,000	&	\$700,000
---------------	-----------	---	-----------

Median sale price

Median price	\$437,000	House		Unit	X	Suburb	Glen Huntly
Period - From	01/01/2019	to	31/03/2019	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	8/205 Grange Rd GLEN HUNTLY 3163	\$690,000	15/06/2019
2	1/165 Murrumbeena Rd MURRUMBEENA 3163	\$677,000	30/03/2019
3	1/4 Beverley St GLEN HUNTLY 3163	\$670,000	25/03/2019

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.

Ruth Roberts
9572 1666
0409 214 110
rroberts@woodards.com.au



Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2019: \$437,000

Comparable Properties



8/205 Grange Rd GLEN HUNTLY 3163 (REI) Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 15/06/2019
Rooms: 4
Property Type: Unit



1/165 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI/VG)



Price: \$677,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Unit



1/4 Beverley St GLEN HUNTLY 3163 (VG) Agent Comments



Price: \$670,000
Method: Sale
Date: 25/03/2019
Rooms: -
Property Type: Strata Unit/Flat