

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 3/19 Woodville Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$603,750 Property Type Unit Suburb Glen Huntly

Period - From 01/07/2018 to 30/06/2019 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	175 Thomas St BRIGHTON EAST 3187	\$847,500	21/09/2019
2	2/242 Koornang Rd CARNEGIE 3163	\$827,000	14/09/2019
3	4/10-12 Roselea St CAULFIELD SOUTH 3162	\$820,000	18/08/2019

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.~~

This Statement of Information was prepared on: 30/09/2019 17:17



Property Type: Flat
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
Year ending June 2019: \$603,750

Comparable Properties



175 Thomas St BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$847,500
Method: Auction Sale
Date: 21/09/2019
Property Type: Unit



2/242 Koornang Rd CARNEGIE 3163 (REI) **Agent Comments**



Price: \$827,000
Method: Auction Sale
Date: 14/09/2019
Rooms: 4
Property Type: Unit



4/10-12 Roselea St CAULFIELD SOUTH 3162 (REI) **Agent Comments**



Price: \$820,000
Method: Auction Sale
Date: 18/08/2019
Property Type: Unit