

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

20a Woodville Avenue, Glen Huntly Vic 3163
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Indicative selling price

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

Range between

\$1,400,000

 &

\$1,500,000

Median sale price

Median price

\$1,290,000

 Property Type

House

 Suburb

Glen Huntly

Period - From

01/10/2019

 to

30/09/2020

 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	1/2 Newman Av CARNEGIE 3163	\$1,455,000	23/07/2020
2	158 Sycamore St CAULFIELD SOUTH 3162	\$1,431,000	23/07/2020
3	5a Kingsley Pde CARNEGIE 3163	\$1,401,000	13/07/2020

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:

26/10/2020 19:29

3 2.5 2

Rooms: 7
Property Type: Townhouse
Land Size: 349 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending September 2020: \$1,290,000

Comparable Properties



1/2 Newman Av CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,455,000
Method: Expression of Interest
Date: 23/07/2020
Rooms: 6
Property Type: Townhouse (Res)



158 Sycamore St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,431,000
Method: Sold Before Auction
Date: 23/07/2020
Property Type: House (Res)
Land Size: 316 sqm approx



5a Kingsley Pde CARNEGIE 3163 (REI)

[Agent Comments](#)

3 2 4

Price: \$1,401,000
Method: Private Sale
Date: 13/07/2020
Property Type: Townhouse (Single)