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

1/26 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$586,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	28/02/2023	to	28/02/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/13 St Huberts Rd CARNEGIE 3163	\$840,000	23/09/2023
2	1/2 Wattle Av GLEN HUNTLY 3163	\$830,000	30/11/2023
3	3/16 Wembley Gr MCKINNON 3204	\$824,000	16/12/2023

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:

29/02/2024 10:12



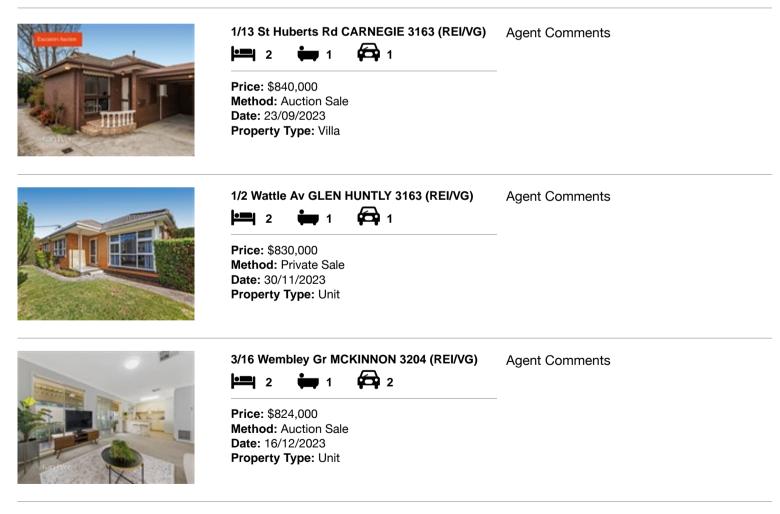




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price 28/02/2023 - 28/02/2024: \$586,000

Comparable Properties



Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



Propertydata

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