

# 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

17 Waratah Avenue, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,570,000 Property Type House Suburb Glen Huntly

Period - From 01/04/2022 to 31/03/2023 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	5/11 Gnarwyn Rd CARNEGIE 3163	\$1,191,500	03/05/2023
2	2/23 Manchester Gr GLEN HUNTLY 3163	\$1,130,000	10/06/2023
3	3/1267 Glen Huntly Rd CARNEGIE 3163	\$1,110,000	28/02/2023

**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:

12/07/2023 08:55



**Property Type:** House (Res)  
**Land Size:** 166 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2023: \$1,570,000

## Comparable Properties



**5/11 Gnarwyn Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**



**Price:** \$1,191,500  
**Method:** Sold Before Auction  
**Date:** 03/05/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 254 sqm approx



**2/23 Manchester Gr GLEN HUNTLY 3163 (REI)**

**Agent Comments**



**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 10/06/2023  
**Property Type:** Townhouse (Res)



**3/1267 Glen Huntly Rd CARNEGIE 3163 (VG)**

**Agent Comments**



**Price:** \$1,110,000  
**Method:** Sale  
**Date:** 28/02/2023  
**Property Type:** Flat/Unit/Apartment (Res)

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