

## 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

28B SHAFTON STREET HUNTINGDALE VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Huntingdale

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$820,000	19-Dec-23
2/147-149 FERNTREE GULLY ROAD MOUNT WAVERLEY VIC 3149	\$800,000	16-Dec-23
3/47 MARGARET STREET CLAYTON VIC 3168	\$870,000	13-Feb-24

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 6 months.

This Statement of Information was prepared on: 12 April 2024


**3/348 HUNTINGDALE ROAD  
OAKLEIGH SOUTH VIC 3167**
 3  1  1

 Sold Price **\$820,000** Sold Date **19-Dec-23**

 Distance **0.8km**

**2/147-149 FERNTREE GULLY ROAD  
MOUNT WAVERLEY VIC 3149**
 3  1  1

 Sold Price **\$800,000** Sold Date **16-Dec-23**

 Distance **1.36km**

**3/47 MARGARET STREET  
CLAYTON VIC 3168**
 4  4  1

 Sold Price <sup>RS</sup> **\$870,000** <sup>UN</sup> Sold Date **13-Feb-24**

 Distance **1.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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