

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$608,500 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2023 to 31/12/2023 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 | 1/33 Dorothy Av GLEN HUNTLY 3163 | \$1,001,000 | 16/12/2023   |
| 2 | 2/51 Wright St MCKINNON 3204     | \$1,000,500 | 24/02/2024   |
| 3 | 3/12 Kooringa Rd CARNEGIE 3163   | \$940,000   | 27/11/2023   |

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: 27/02/2024 09:07

3/19 Woodville Avenue, Glen Huntly Vic 3163

Jack Slater  
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2 2 1

Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending December 2023: \$608,500

## Comparable Properties



1/33 Dorothy Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

**Price:** \$1,001,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** Unit



2/51 Wright St MCKINNON 3204 (REI)

Agent Comments

2 1 1

**Price:** \$1,000,500  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 182 sqm approx



3/12 Kooringa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2023  
**Property Type:** Unit

Account - Slater & Levin



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