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	3/19 Woodville Avenue, Glen Huntly Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$608,500	Pro	perty 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

Add	dress 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

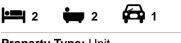
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/02/2024 09:07



Jack Slater 0430 283 724 jack@slaterlevin.com.au





Property Type: Unit Agent Comments

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

Comparable Properties



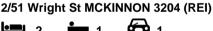
1/33 Dorothy Av GLEN HUNTLY 3163 (REI)

6

Price: \$1.001.000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit

└─ 2





Price: \$1,000,500 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Single)

Land Size: 182 sqm approx

Agent Comments

Agent Comments



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







Price: \$940,000

Method: Sold Before Auction

Date: 27/11/2023 Property Type: Unit **Agent Comments**

Account - Slater & Levin



