

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 4/1 Waratah Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$618,000 Property Type Unit Suburb Glen Huntly

Period - From 06/06/2023 to 05/06/2024 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	6/27-29 Neerim Rd CAULFIELD 3162	\$820,000	02/03/2024
2	2/21-23 Newlyn St CAULFIELD 3162	\$780,000	14/04/2024
3	3/8 Park Av GLEN HUNTLY 3163	\$742,000	19/03/2024

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: 06/06/2024 09:33

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
06/06/2023 - 05/06/2024: \$618,000

Comparable Properties



6/27-29 Neerim Rd CAULFIELD 3162 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit



2/21-23 Newlyn St CAULFIELD 3162 (REI)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 14/04/2024
Property Type: Unit



3/8 Park Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$742,000
Method: Private Sale
Date: 19/03/2024
Property Type: Unit

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