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 Dorothy Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,730,000	Pro	operty Type	Hou	se		Suburb	Glen Huntly
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	26 Derby Cr CAULFIELD EAST 3145	\$1,550,000	20/09/2023
2	170 Kambrook Rd CAULFIELD 3162	\$1,525,000	25/11/2023
3	3 Almond St CAULFIELD SOUTH 3162	\$1,470,000	14/10/2023

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:

15/02/2024 11:29



4 Dorothy Avenue, Glen Huntly Vic 3163

woodards





Rooms: 4 Property Type: House Land Size: 390 sqm approx Agent Comments Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending December 2023: \$1,730,000

Comparable Properties



26 Derby Cr CAULFIELD EAST 3145 (REI/VG) Agent Comments



Price: \$1,550,000 Method: Sold Before Auction Date: 20/09/2023 Property Type: House (Res) Land Size: 372 sqm approx



170 Kambrook Rd CAULFIELD 3162 (REI/VG) A

Agent Comments



Price: \$1,525,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 380 sqm approx



3 Almond St CAULFIELD SOUTH 3162 (REI/VG)



Price: \$1,470,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 460 sqm approx

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



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Agent Comments