

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,730,000 Property Type House 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	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

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3 1 1

Rooms: 4
Property Type: House
Land Size: 390 sqm approx
Agent Comments

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

3 2 1

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) Agent Comments

3 1 2

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) Agent Comments

3 1 2

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

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