

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 50 Berkeley Street, Huntingdale Vic 3166

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,195,000 Property Type House Suburb Huntingdale

Period - From 31/01/2023 to 30/01/2024 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	28 Lawson St OAKLEIGH EAST 3166	\$1,240,000	02/09/2023
2	7 Vernon St HUNTINGDALE 3166	\$1,227,000	23/09/2023
3	32 Vernon St HUNTINGDALE 3166	\$1,175,000	21/11/2023

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: 31/01/2024 15:03



 3  1  2

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
31/01/2023 - 30/01/2024: \$1,195,000

Comparable Properties



28 Lawson St OAKLEIGH EAST 3166 (REI)

Agent Comments

 3  2  1

Price: \$1,240,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House



7 Vernon St HUNTINGDALE 3166 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,227,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 620 sqm approx



32 Vernon St HUNTINGDALE 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,175,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 606 sqm approx

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