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: 6a Worcester Street, Huntingdale Vic 3166

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price	$1,200,000	Property Type	House	Suburb	Huntingdale
Period - From	01/04/2023	to 31/03/2024		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	2/4 Inga St OAKLEIGH EAST 3166	$1,101,000	17/02/2024
2	1/24 Gordon Av OAKLEIGH EAST 3166	$1,020,000	12/06/2024
3	25a Stewart Rd OAKLEIGH EAST 3166	$1,000,000	28/03/2024

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: 03/07/2024 10:22

CONSUMER AFFAIRS VICTORIA

6a Worcester Street, Huntingdale Vic 3166

🛏 3   🛁 2   🚗 2

Property Type: Townhouse
Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2024: $1,200,000

WORCESTER STREET

8.2
32.9
8.2

© MapTiler © OpenStreetMap contributors

Comparable Properties

2/4 Inga St OAKLEIGH EAST 3166 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,101,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Agent Comments

1/24 Gordon Av OAKLEIGH EAST 3166 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,020,000
Method: Private Sale
Date: 12/06/2024
Property Type: Townhouse (Single)
Land Size: 311 sqm approx

Agent Comments

25a Stewart Rd OAKLEIGH EAST 3166 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,000,000
Method: Private Sale
Date: 28/03/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036