

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	1-10/1552-1564 Dandenong Road, Huntingdale Vic 3166
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$770,000

Median sale price

Median price	\$1,138,500	Hou	ise X	Unit		Suburb	Huntingdale
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

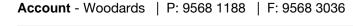
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/172 Atherton Rd OAKLEIGH 3166	\$891,000	16/02/2018
2	15 Gateway CI CHADSTONE 3148	\$765,000	24/02/2018
3	2/172 Atherton Rd OAKLEIGH 3166	\$742,000	24/03/2018

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.







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Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending March 2018: \$1,138,500

Comparable Properties



1/172 Atherton Rd OAKLEIGH 3166 (REI/VG)

= 3

Price: \$891,000 Method: Private Sale Date: 16/02/2018 Rooms: 4

Property Type: Unit

Land Size: 400 sqm approx

Agent Comments



15 Gateway CI CHADSTONE 3148 (REI/VG)

2

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Price: \$765,000 Method: Auction Sale Date: 24/02/2018

Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 255 sqm approx

Agent Comments



2/172 Atherton Rd OAKLEIGH 3166 (REI)

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. 1

Price: \$742,000 Method: Auction Sale Date: 24/03/2018

Rooms: 3

Property Type: Unit

Land Size: 300 sqm approx

Agent Comments

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





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