

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/41 Berkeley Street, HUNTINGDALE 3166

Unit



2 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$800,000 - \$820,000**

### Median sale price

Median **Unit** for **HUNTINGDALE** for period **Apr 2016 - Mar 2017**

Sourced from **REIV**.

**\$936,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/28 Lerina St,**  
OAKLEIGH EAST 3166

Price **\$848,000** Sold 09 June  
2017

**1/17 Claudel St,**  
OAKLEIGH EAST 3166

Price **\$820,000** Sold 17 June  
2017

**2/5 Mercer St,**  
OAKLEIGH EAST 3166

Price **\$810,000** Sold 06  
January 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents



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