

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

7 Ross Street Huntingdale VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,269,000

Property type

House

Suburb

Huntingdale

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

13 Ross Street Huntingdale VIC 3166	\$1,208,000	19-May-21
1203 North Road Oakleigh VIC 3166	\$1,140,000	14-Aug-21
16 Valley Street Oakleigh South VIC 3167	\$1,020,000	26-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 17 September 2021



13 Ross Street Huntingdale VIC 3166

Sold Price **\$1,208,000** Sold Date **19-May-21**

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Distance **0.05km**



1203 North Road Oakleigh VIC 3166

Sold Price ^{RS} **\$1,140,000** Sold Date **14-Aug-21**

 4  1  2

Distance **1.05km**



16 Valley Street Oakleigh South VIC 3167

Sold Price ^{RS} **\$1,020,000** Sold Date **26-Jun-21**

 3  1  2

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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