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	5A Fenton 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	$1,180,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,500	Property type	Other	Suburb	Huntingdale
Period-from	01 Jan 2019	to	31 Dec 2019	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
2/57 Highland Avenue Oakleigh East VIC 3166	$1,093,500	30-Nov-19
32B Leumear Street Oakleigh East VIC 3166	$1,215,000	04-Oct-19
23 Strelden Avenue Oakleigh East VIC 3166	$1,240,000	03-Aug-19

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: 21 January 2020

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2/57 Highland Avenue Oakleigh East VIC 3166

3 2 2

Sold Price **$1,093,500** Sold Date **30-Nov-19**

Distance **0.58km**



32B Leumear Street Oakleigh East VIC 3166

4 3 1

Sold Price **$1,215,000** Sold Date **04-Oct-19**

Distance **0.83km**



23 Strelden Avenue Oakleigh East VIC 3166

4 3 2

Sold Price **$1,240,000** Sold Date **03-Aug-19**

Distance **0.93km**

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

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