Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Foster Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,700,000 Property type House Suburb Glen Huntly

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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 Laura St CAULFIELD SOUTH 3162	$1,687,500	22/09/2024
24 Grandview Gve CARNEGIE 3163	$1,725,000	31/08/2024
21 Grey St CAULFIELD SOUTH 3162	$1,695,000	12/08/2024

This Statement of Information was prepared on: 23/10/2024