

## 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 VERNON STREET HUNTINGDALE VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,187,500

Property type

House

Suburb

Huntingdale

Period-from

01 Aug 2022

to

31 Jul 2023

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

|   |             |           |
|---|-------------|-----------|
| 7 LEIGH STREET HUNTINGDALE VIC 3166     | \$1,255,000 | 01-Apr-23 |
| 28 LEIGH STREET HUNTINGDALE VIC 3166    | \$1,258,000 | 17-Jun-23 |
| 40 GREVILLE STREET HUNTINGDALE VIC 3166 | \$1,195,000 | 27-May-23 |

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: 30 August 2023

**7 LEIGH STREET HUNTINGDALE  
VIC 3166**

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Sold Price **\$1,255,000** Sold Date **01-Apr-23**Distance **0.08km****28 LEIGH STREET HUNTINGDALE  
VIC 3166**

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Sold Price **\$1,258,000** Sold Date **17-Jun-23**Distance **0.21km****40 GREVILLE STREET  
HUNTINGDALE VIC 3166**

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Sold Price <sup>RS</sup> **\$1,195,000** <sup>UN</sup> Sold Date **27-May-23**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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