

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

13 SHAFTON 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

\$1,230,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Huntingdale

Period-from

01 Jun 2024

to

31 May 2025

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

35C FERNTREE GULLY ROAD OAKLEIGH VIC 3166	\$1,200,000	03-May-25
2/12 SADIE STREET MOUNT WAVERLEY VIC 3149	\$1,290,000	22-Dec-24
5A FENTON STREET HUNTINGDALE VIC 3166	\$1,345,000	05-Oct-24

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.~~

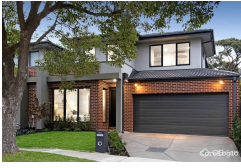
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**35C FERNTREE GULLY ROAD
OAKLEIGH VIC 3166**

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Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **03-May-25**Distance **0.95km****2/12 SADIE STREET MOUNT
WAVERLEY VIC 3149**

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Sold Price **\$1,290,000** Sold Date **22-Dec-24**Distance **1.86km****5A FENTON STREET
HUNTINGDALE VIC 3166**

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Sold Price **\$1,345,000** Sold Date **05-Oct-24**Distance **0.42km****RS** = Recent sale**UN** = Undisclosed Sale

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