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

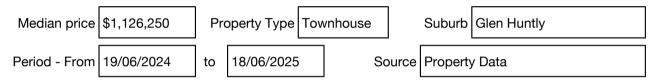
3/3 Turner Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price	see consumer.vic.gov.au/underquoting
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Single price \$1,150,000

Median sale price



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 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	33a Bealiba Rd CAULFIELD SOUTH 3162	\$1,133,000	15/06/2025
2	1/32 Turner Av GLEN HUNTLY 3163	\$1,115,000	24/05/2025
3	1/34 Laura St CAULFIELD SOUTH 3162	\$1,160,000	02/03/2025

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 six months.

This Statement of Information was prepared on:

19/06/2025 14:37



buxton

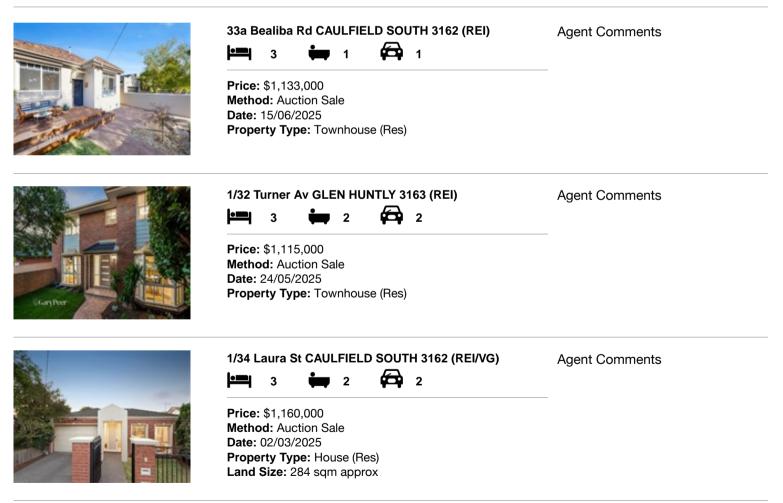




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,150,000 Median Townhouse Price 19/06/2024 - 18/06/2025: \$1,126,250





Account - Buxton | P: 03 9563 9933



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