

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

11/22 Roseberry Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$536,500 Property Type Unit Suburb Glen Huntly

Period - From 22/11/2022 to 21/11/2023 Source REIV

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	2/122-124 Mimosa Rd CARNEGIE 3163	\$488,000	17/10/2023
2	5/9 Park Av GLEN HUNTLY 3163	\$485,000	18/11/2023
3	11/131 Grange Rd GLEN HUNTLY 3163	\$453,000	21/10/2023

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:

22/11/2023 15:47

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

22/11/2022 - 21/11/2023: \$536,500

Comparable Properties



2/122-124 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 17/10/2023

Property Type: Apartment



5/9 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$485,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Apartment



11/131 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$453,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Apartment

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