

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

4/10 Rosedale Avenue, Glen Huntly Vic 3163
--

Indicative selling price

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

Range between

\$700,000

 &

\$750,000

Median sale price

Median price

\$608,500

 Property Type

Unit

 Suburb

Glen Huntly

Period - From

01/01/2023

 to

31/12/2023

 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	3/27 Ulupna Rd ORMOND 3204	\$765,000	14/10/2023
2	3/20 Grange Rd CARNEGIE 3163	\$755,000	15/11/2023
3	7/26 Moonya Rd CARNEGIE 3163	\$740,000	02/03/2024

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:

09/03/2024 20:57



2 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending December 2023: \$608,500

Comparable Properties



3/27 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$765,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit



3/20 Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$755,000
Method: Private Sale
Date: 15/11/2023
Property Type: Unit



7/26 Moonya Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480