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	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$608,500	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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







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



Price: \$765,000

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

Method: Auction Sale Date: 14/10/2023 Property Type: Unit

Agent Comments

Agent Comments





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

7/26 Moonya Rd CARNEGIE 3163 (REI)



Agent Comments



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

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



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