

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 6/6 Rosedale Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$620,000 & \$640,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Glen Huntly

Period - From 01/01/2024 to 31/03/2024 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.

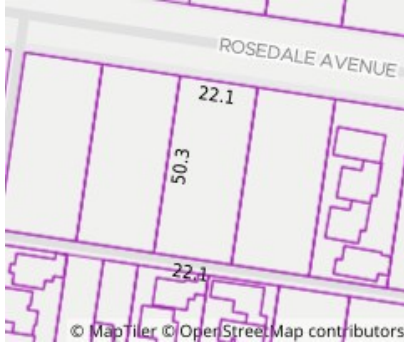
	Address of comparable property	Price	Date of sale
1	15/41 Murrumbeena Rd MURRUMBEENA 3163	\$639,000	20/05/2024
2	106/25 Rothschild St GLEN HUNTLY 3163	\$630,000	06/06/2024
3	4/40 Rosstown Rd CARNEGIE 3163	\$608,000	11/05/2024

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:

27/06/2024 09:26



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$640,000

Median Unit Price

March quarter 2024: \$645,000

Comparable Properties



15/41 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments
(REI)

2 2 1

Price: \$639,000

Method: Private Sale

Date: 20/05/2024

Property Type: Apartment



106/25 Rothschild St GLEN HUNTLY 3163 Agent Comments
(REI)

2 2 1

Price: \$630,000

Method: Auction Sale

Date: 06/06/2024

Property Type: Apartment



4/40 Rosstown Rd CARNEGIE 3163 (REI) Agent Comments

2 1 1

Price: \$608,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit

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