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	8/11 Roseberry Grove, Glen Huntly Vic 3163

Indicative selling price

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

Single price $479,000

Median sale price

Median price $576,250 Property Type Unit Suburb Glen Huntly

Period - From 17/09/2023 to 16/09/2024 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	10/30 Lillimur Rd ORMOND 3204	$462,000	07/08/2024
2	8/5 Wattle Av GLEN HUNTLY 3163	$470,000	27/07/2024
3	5/4 Rigby Av CARNEGIE 3163	$502,500	19/07/2024

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: 17/09/2024 13:13

8/11 Roseberry Grove, Glen Huntly Vic 3163



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$479,000
Median Unit Price
17/09/2023 - 16/09/2024: $576,250

Comparable Properties



10/30 Lillimur Rd ORMOND 3204 (REI/VG)

2 1 1

Price: $462,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: Unit

Agent Comments



8/5 Wattle Av GLEN HUNTLY 3163 (REI)

2 1 1

Price: $470,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Apartment

Agent Comments



5/4 Rigby Av CARNEGIE 3163 (REI/VG)

2 1 1

Price: $502,500
Method: Private Sale
Date: 19/07/2024
Property Type: Apartment

Agent Comments

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

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