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	7/15 Rosedale Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $567,500 Property Type Unit Suburb Glen Huntly

Period - From 05/09/2023 to 04/09/2024 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	2/21 Lillimur Rd ORMOND 3204	$467,500	31/08/2024
2	8/5 Wattle Av GLEN HUNTLY 3163	$470,000	27/07/2024
3	10/27 Royal Av GLEN HUNTLY 3163	$418,000	23/06/2024

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: 05/09/2024 12:11

7/15 Rosedale Avenue, Glen Huntly Vic 3163

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
05/09/2023 - 04/09/2024: $567,500

Comparable Properties



2/21 Lillimur Rd ORMOND 3204 (REI)

1 1 1

Price: $467,500
Method: Auction Sale
Date: 31/08/2024
Property Type: Apartment

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



10/27 Royal Av GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $418,000
Method: Auction Sale
Date: 23/06/2024
Property Type: Apartment

Agent Comments

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