

# 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

11/2 Rosedale Avenue, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$285,000

### Median sale price

Median price

\$579,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

26/10/2019

to

25/10/2020

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	3/19 Emily St CARNEGIE 3163	\$295,000	26/08/2020
2	3/131 Grange Rd GLEN HUNTLY 3163	\$290,000	17/07/2020
3	8/6 Ormond Rd ORMOND 3204	\$280,000	18/08/2020

**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:

26/10/2020 11:11

Ruth Roberts  
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 1    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$285,000

**Median Unit Price**

26/10/2019 - 25/10/2020: \$579,000

## Comparable Properties



**3/19 Emily St CARNEGIE 3163 (REI)**

Agent Comments

 1    1    1

**Price:** \$295,000

**Method:** Private Sale

**Date:** 26/08/2020

**Rooms:** 2

**Property Type:** Apartment

**3/131 Grange Rd GLEN HUNTLY 3163 (VG)**

Agent Comments

 1    -    -

**Price:** \$290,000

**Method:** Sale

**Date:** 17/07/2020

**Property Type:** Strata Unit/Flat



**8/6 Ormond Rd ORMOND 3204 (REI)**

Agent Comments

 1    1    1

**Price:** \$280,000

**Method:** Private Sale

**Date:** 18/08/2020

**Property Type:** Apartment