

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

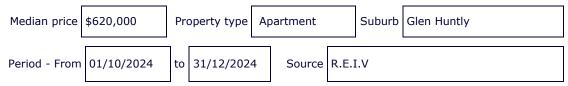
| Address | |
|----------------------|--|
| Including suburb and | 15/12 Rosedale Avenue Glen Huntly 3163 |
| postcode | |

Indicative selling price

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

Single price \$289,000

Median sale price



Comparable property sales

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 |
|---|-----------|--------------|
| 2/9 Waratah Avenue, Glen Huntly 3163 | \$298,000 | 22/10/2024 |
| 14/13 Rosedale Avenue, Glen Huntly 3163 | \$285,000 | 09/11/2024 |
| 6/17 Arnott Street, Ormond 3204 | \$290,000 | 19/09/2024 |

This Statement of Information was prepared on: 12/02/2025