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

1/10 Rosedale Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$685,000		&		\$730,000			
Median sale price								
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	15/11/2023	to	14/11/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/61 Moonya Rd CARNEGIE 3163	\$720,000	26/10/2024
2	2/40 Coorigil Rd CARNEGIE 3163	\$700,000	17/10/2024
3	2/54 Coorigil Rd CARNEGIE 3163	\$720,000	11/07/2024

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:

15/11/2024 10:23









Property Type: Unit Agent Comments

Indicative Selling Price \$685,000 - \$730,000 Median Unit Price 15/11/2023 - 14/11/2024: \$640,000

Comparable Properties

1/61 Moonya Rd CARNEGIE 3163 (REI) 1 1 2 1 Price: \$720,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit	Agent Comments
2/40 Coorigil Rd CARNEGIE 3163 (REI) 2 1 2 1 Price: \$700,000 Method: Auction Sale Date: 17/10/2024 Property Type: Unit	Agent Comments
2/54 Coorigil Rd CARNEGIE 3163 (REI/VG) 2 1 1 1 Price: \$720,000 Method: Sold Before Auction Date: 11/07/2024 Property Type: Unit	Agent Comments

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