

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

10/12 ROSEDALE AVENUE GLEN HUNTLY VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$235,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

9/2 MAROONA ROAD CARNEGIE VIC 3163	\$245,000	15-Dec-21
6/45 OAKLEIGH ROAD CARNEGIE VIC 3163	\$250,000	24-Jul-21
TATTENHAM STREET CAULFIELD EAST VIC 3145	\$235,000	17-Nov-21

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 6 months.

This Statement of Information was prepared on: 20 April 2022

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**9/2 MAROONA ROAD CARNEGIE
VIC 3163**
 1  1  1

Sold Price

\$245,000

Sold Date

15-Dec-21

Distance

0.45km

**6/45 OAKLEIGH ROAD CARNEGIE
VIC 3163**
 1  1  1

Sold Price

\$250,000

Sold Date

24-Jul-21

Distance

0.95km

**TATTENHAM STREET CAULFIELD
EAST VIC 3145**
 1  -  -

Sold Price

\$235,000

Sold Date

17-Nov-21

Distance

0.97km

**10/19 EMILY STREET CARNEGIE
VIC 3163**
 1  1  1

Sold Price

^{RS} **\$245,000**

Sold Date

13-Dec-21

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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