

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 6/11 Waratah Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$290,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb Glen Huntly

Period - From 18/03/2023

to 17/03/2024

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	14/12 Rosedale Av GLEN HUNTLY 3163	\$290,000	10/10/2023
2			
3			

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:

18/03/2024 15:31

Rochelle Butt
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Indicative Selling Price
\$290,000

Median Unit Price

18/03/2023 - 17/03/2024: \$545,000



Property Type: Apartment

Agent Comments

Comparable Properties



14/12 Rosedale Av GLEN HUNTLY 3163
(REI/VG)

Agent Comments



Price: \$290,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: Apartment

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.