

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered fo/r sale

Address
Including suburb and
postcode 26 Roseberry Grove GLEN HUNTLY 3163

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,250,000 Property type Townhouse Suburb GLEN HUNTLY

Period - From 04/09/2021 to 03/09/2022 Source REIV

Comparable property sales

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. 12a Lloyds Avenue CAULFIELD EAST 3145	\$1,250,000	08/08/2022
2. 3/24 St Huberts Road CARNEGIE 3163	\$1,155,000	06/07/2022
3. 21 Waratah Avenue GLEN HUNTLY 3163	\$1,250,000	14/07/2022

This Statement of Information was prepared on: 05/09/2022