### 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

8/3 Rosedale Avenue, Glen Huntly Vic 3163

#### Indicative selling price

Period - From 01/04/2017

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

Range betweer	\$430,000		&	\$	470,000					
Median sale price										
Median price	\$535,000	House		Unit	X		Suburb	Glen Huntly		

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

to

30/06/2017

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.

Ado	dress of comparable property	Price	Date of sale
1	10/13 Waratah Av GLEN HUNTLY 3163	\$450,000	27/03/2017
2	6/16 Walsh St ORMOND 3204	\$437,500	08/04/2017
3	7/26 Shepparson Av CARNEGIE 3163	\$425,000	08/04/2017

#### 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.

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$430,000 - \$470,000 Median Unit Price June quarter 2017: \$535,000

## **Comparable Properties**



10/13 Waratah Av GLEN HUNTLY 3163 (REI/VG)





Agent Comments

Agent Comments



6/16 Walsh St ORMOND 3204 (REI)



Price: \$437,500 Method: Auction Sale Date: 08/04/2017 Rooms: 3 Property Type: Apartment



7/26 Shepparson Av CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$425,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4 Property Type: Apartment

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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