

# 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

5/12 Rosedale Avenue, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$280,000

&

\$308,000

### Median sale price

Median price

\$541,500

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/10/2018

to

30/09/2019

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	3/26 Eumeralla Rd CAULFIELD SOUTH 3162	\$314,000	24/08/2019
2	5/176 Murrumbeena Rd MURRUMBEENA 3163	\$300,000	06/08/2019
3	9/359 Balaclava Rd CAULFIELD NORTH 3161	\$285,000	15/09/2019

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:

21/10/2019 11:58



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**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$280,000 - \$308,000

**Median Unit Price**

Year ending September 2019: \$541,500

## Comparable Properties



**3/26 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$314,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 3

**Property Type:** Apartment



**5/176 Murrumbeena Rd MURRUMBEENA 3163 (VG)**

Agent Comments

1 - -

**Price:** \$300,000

**Method:** Sale

**Date:** 06/08/2019

**Property Type:** Flat/Unit/Apartment (Res)



**9/359 Balaclava Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

1 1 1

**Price:** \$285,000

**Method:** Auction Sale

**Date:** 15/09/2019

**Rooms:** 3

**Property Type:** Apartment