

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 7/7 Rosedale Avenue, Glen Huntly VIC 3163

Indicative selling price

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

A range between \$500,000 & \$550,000

Median sale price

Median price \$672,500 Property type Unit Suburb Glen Huntly

Period - From 01/04/2022 to 30/06/2022 Source REIV

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

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. 5/56 Mimosa Road, CARNEGIE VIC 3163	\$520,000	25/06/2022
2. 5/5 Rosedale Avenue, GLEN HUNTLY VIC 3163	\$570,000	03/05/2022
3. 8/35 Tranmere Avenue, CARNEGIE VIC 3163	\$515,000	28/04/2022

This Statement of Information was prepared on: 10/08/2022