

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 7/6 Rosedale Avenue, Glen Huntly

Indicative selling price

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

Single price \$ or range between \$500,000 & \$550,000

Median sale price

Median price \$670,000 Property type Unit Suburb Glen Huntly
Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

These are the two 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 7/10 Kokaribb Road, Carnegie	\$530,000	08/11/2021
2 8/10 St Huberts Road Carnegie	\$552,500	30/10/2021
3		

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: Tuesday 8th February 2021