

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

2/18 Roseberry Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,290,000 Property Type House Suburb Glen Huntly

Period - From 01/10/2019 to 30/09/2020 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	22a Wattle Av GLEN HUNTLY 3163	\$1,000,000	20/06/2020
2	6a Newham Gr ORMOND 3204	\$917,000	09/05/2020
3	3/110-112 Neville St CARNEGIE 3163	\$902,000	12/05/2020

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:

19/10/2020 13:00

Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending September 2020: \$1,290,000



2 1 1

Property Type: House

Agent Comments

Comparable Properties



22a Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$1,000,000

Method: Auction Sale

Date: 20/06/2020

Property Type: House (Res)



6a Newham Gr ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$917,000

Method: Auction Sale

Date: 09/05/2020

Property Type: House (Res)



3/110-112 Neville St CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$902,000

Method: Private Sale

Date: 12/05/2020

Property Type: House (Res)