

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

1/12 Roseberry Grove Glen Huntly VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

5/11 Ormond Road Ormond VIC 3204	\$540,000	30-Nov-19
4/33 Jersey Parade Carnegie VIC 3163	\$572,000	19-Oct-19
5/19 Lillimur Road Ormond VIC 3204	\$580,000	02-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 03 December 2019

**5/11 Ormond Road Ormond VIC
3204**

2 1 1

Sold Price

^{RS} **\$540,000**Sold Date **30-Nov-19**Distance **1.71km****4/33 Jersey Parade Carnegie VIC
3163**

2 1 1

Sold Price

^{RS} **\$572,000**Sold Date **19-Oct-19**Distance **1.81km****5/19 Lillimur Road Ormond VIC
3204**

2 1 1

Sold Price

\$580,000Sold Date **02-Jul-19**Distance **1.52km****RS** = Recent sale**UN** = Undisclosed Sale

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