

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 7/205 Grange Road, Glen Huntly

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 \$790,000 & \$850,000

Median sale price

Median price \$676,000 Property type Unit Suburb Glen Huntly

Period - From 01/07/2021 to 31/10/2021 Source PROPERTY DATA

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. 2/4 Park Avenue, Glen Huntly, Vic 3163	\$834,000	17/10/2021
2. 4/44 Royal Avenue, Glen Huntly, Vic 3163	\$828,500	16/10/2021
3. 4/13 Park Avenue, Glen Huntly, Vic 3163	\$831,000	07/10/2021