

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

2/125 Grange Road, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/01/2019

to 31/12/2019

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	8/20 Hawson Av GLEN HUNTLY 3163	\$300,000	21/12/2019
2	4/9 Waratah Av GLEN HUNTLY 3163	\$295,000	16/11/2019
3	6/34 Royal Av GLEN HUNTLY 3163	\$290,000	03/02/2020

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:

30/03/2020 17:22

2/125 Grange Road, Glen Huntly Vic 3163

Todd Newton
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Indicative Selling Price

\$295,000

Median Unit Price

Year ending December 2019: \$540,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/20 Hawson Av GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$300,000

Method: Private Sale

Date: 21/12/2019

Rooms: 2

Property Type: Apartment



4/9 Waratah Av GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$295,000

Method: Private Sale

Date: 16/11/2019

Rooms: 2

Property Type: Apartment



6/34 Royal Av GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$290,000

Method: Sold Before Auction

Date: 03/02/2020

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018