

# 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

1/134 Grange Road, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,000

### Median sale price

Median price \$665,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/07/2021

to 30/06/2022

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	3/133 Grange Rd GLEN HUNTLY 3163	\$346,000	30/06/2022
2	5/87 Coorigil Rd CARNEGIE 3163	\$340,000	28/07/2022
3	5/8 Rosedale Av GLEN HUNTLY 3163	\$340,000	28/02/2022

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:

10/08/2022 11:18

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**Indicative Selling Price**  
\$349,000

**Median Unit Price**  
Year ending June 2022: \$665,000



 1    1    1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**3/133 Grange Rd GLEN HUNTLY 3163 (REI/VG)**   **Agent Comments**

 1    1    1

**Price:** \$346,000  
**Method:** Private Sale  
**Date:** 30/06/2022  
**Rooms:** 2  
**Property Type:** Apartment



**5/87 Coorigil Rd CARNEGIE 3163 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 28/07/2022  
**Property Type:** Apartment



**5/8 Rosedale Av GLEN HUNTLY 3163 (VG)**

**Agent Comments**

 1    -    -

**Price:** \$340,000  
**Method:** Sale  
**Date:** 28/02/2022  
**Property Type:** Strata Unit/Flat