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 m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$349,000

Median sale price

Median price	\$665,000	Pro	perty Type Unit	t		Suburb	Glen Huntly
Period - From	01/07/2021	to	30/06/2022	So	urce	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.

Add	dress 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



1/134 Grange Road, Glen Huntly Vic 3163

* Professionals





Property Type: Strata Unit/Flat Agent Comments

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Indicative Selling Price \$349,000 Median Unit Price Year ending June 2022: \$665,000

Comparable Properties



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



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



5/87 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments



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

5/8 Rosedale Av GLEN HUNTLY 3163 (VG)



Agent Comments



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

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



property data

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