

# 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

6/131 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 \$299,500

### Median sale price

Median price \$625,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/04/2023

to 31/03/2024

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	6/2 Grandview Gr CARNEGIE 3163	\$295,000	25/03/2024
2	10/17 Arnott St ORMOND 3204	\$295,000	20/10/2023
3	3/131 Grange Rd GLEN HUNTLY 3163	\$281,000	10/02/2024

**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:

18/04/2024 12:47

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**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$299,500  
**Median Unit Price**  
Year ending March 2024: \$625,000

## Comparable Properties



6/2 Grandview Gr CARNEGIE 3163 (REI)

Agent Comments

 1  1  1

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** Apartment



10/17 Arnott St ORMOND 3204 (REI/VG)

Agent Comments

 1  1  1

**Price:** \$295,000  
**Method:** Sold Before Auction  
**Date:** 20/10/2023  
**Property Type:** Apartment

3/131 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 1  1  1

**Price:** \$281,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Apartment