

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

10/125 Grange Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$260,000 & \$280,000

Median sale price

Median price \$714,000 Property Type Unit Suburb Glen Huntly

Period - From 01/07/2023 to 30/09/2023 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	4/50 Tranmere Av CARNEGIE 3163	\$280,000	10/10/2023
2	14/55 Blackwood St CARNEGIE 3163	\$276,000	31/08/2023
3	8/9 Hudson St CAULFIELD NORTH 3161	\$265,000	20/09/2023

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:

30/11/2023 10:41

10/125 Grange Road, Glen Huntly Vic 3163

**Jellis
Craig**

Alex Grigoriadis

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Indicative Selling Price

\$260,000 - \$280,000

Median Unit Price

September quarter 2023: \$714,000



Property Type: Apartment

Agent Comments

Comparable Properties



4/50 Tranmere Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment



14/55 Blackwood St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$276,000

Method: Auction Sale

Date: 31/08/2023

Property Type: Apartment



8/9 Hudson St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 20/09/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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