

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/123 Grange Road, Glen Huntly VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$270,000 & \$290,000

Median sale price

Median price \$578,500 Property type Unit Suburb Glen Huntly

Period - From 01/07/2022 to 30/06/2023 Source REIV

Comparable property sales

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. 1/143 Booran Rd, Caulfield South 3162	\$300,000	08/08/2023
2. 10/17 Arnott Street, Ormond 3204	\$295,000	20/10/2023
3. 4/50 Tranmere Ave, Carnegie 3163	\$280,000	10/10/2023

This Statement of Information was prepared on: 17/11/23