

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

204/103 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)

Single Price

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

7/1110 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$385,000	15-Apr-25
11/12 GRANGE ROAD CARNEGIE VIC 3163	\$355,000	21-Dec-24
103/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$356,000	01-May-25

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 6 months.~~

This Statement of Information was prepared on: 27 May 2025



7/1110 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163

Sold Price

^{RS}

\$385,000

Sold Date

15-Apr-25

1

1

1

Distance

0.41km



11/12 GRANGE ROAD CARNEGIE VIC 3163

Sold Price

\$355,000

Sold Date

21-Dec-24

1

1

1

Distance

0.8km



103/1060 DANDENONG ROAD CARNEGIE VIC 3163

Sold Price

^{RS}

\$356,000

Sold Date

01-May-25

1

1

1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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