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

206/103 Grange Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between | $500,000 | & | $510,000

Median sale price

Median price	$608,000	Property Type	Unit	Suburb	Glen Huntly
Period - From	03/04/2023	to 02/04/2024		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	11/1298 Glen Huntly Rd CARNEGIE 3163	$510,000	20/03/2024
2	409/2 Caulfield Blvd CAULFIELD NORTH 3161	$506,500	09/03/2024
3	7/28 Moonya Rd CARNEGIE 3163	$496,000	22/02/2024

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: | 03/04/2024 16:33

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🛏 2   🛁 1   🚗 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $510,000
Median Unit Price
03/04/2023 - 02/04/2024: $608,000

Comparable Properties

11/1298 Glen Huntly Rd CARNEGIE 3163 (REI)

🛏 2   🛁 1   🚗 1

Price: $510,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Apartment

Agent Comments

409/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI)

🛏 2   🛁 1   🚗 1

Price: $506,500
Method: Auction Sale
Date: 09/03/2024
Property Type: Apartment

Agent Comments

7/28 Moonya Rd CARNEGIE 3163 (REI)

🛏 2   🛁 1   🚗 1

Price: $496,000
Method: Auction Sale
Date: 22/02/2024
Property Type: Apartment

Agent Comments