

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 4/109 Grange Road, Glen Huntly, VIC 3163

Indicative selling price

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

Single Price \$248,000

Median sale price

Median price \$622,000 Property Type Unit Suburb Glen Huntly (3163)

Period - From 01/10/2022 to 30/09/2023 Source CoreLogic

Comparable property sales

A This is one property 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
2/109 GRANGE ROAD, GLEN HUNTLY VIC 3163	\$252,000	04/07/2023

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: 24/10/2023