## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/131 Grange Road, Glen Huntly Vic 3163

#### Indicative selling price

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	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$299,500

#### Median sale price

Median price	\$625,000	Pro	perty Type Uni	t		Suburb	Glen Huntly
Period - From	01/04/2023	to	31/03/2024	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/2 Grandview Gr CARNEGIE 3163	\$295,000	25/03/2024
2	10/17 Arnott St ORMOND 3204	\$295,000	20/10/2023
3	3/131 Grange Rd GLEN HUNTLY 3163	\$281,000	10/02/2024

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:

18/04/2024 12:47



6/131 Grange Road, Glen Huntly Vic 3163







Property Type: Apartment Agent Comments

Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

**Indicative Selling Price** \$299,500 **Median Unit Price** Year ending March 2024: \$625,000

# **Comparable Properties**



6/2 Grandview Gr CARNEGIE 3163 (REI)



Price: \$295,000 Method: Private Sale Date: 25/03/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$295,000 Method: Sold Before Auction Date: 20/10/2023 Property Type: Apartment

1

3/131 Grange Rd GLEN HUNTLY 3163 (REI)

10/17 Arnott St ORMOND 3204 (REI/VG)

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Agent Comments



Price: \$281,000 Method: Auction Sale Date: 10/02/2024 Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



propertydata

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