

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

4/131 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 May 2020

to

30 Apr 2021

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

11/2 Rosedale Avenue Glen Huntly VIC 3163	\$277,565	03-Dec-20
2/133 Booran Road Caulfield South VIC 3162	\$294,999	02-Feb-21
9/956 Dandenong Road Caulfield East VIC 3145	\$270,000	13-Apr-21

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: 16 May 2021



**11/2 Rosedale Avenue Glen Huntly
VIC 3163**

1 1 1

Sold Price

\$277,565

Sold Date **03-Dec-20**

Distance **0.16km**



**2/133 Booran Road Caulfield South
VIC 3162**

1 1 1

Sold Price

\$294,999

Sold Date **02-Feb-21**

Distance **0.73km**



**9/956 Dandenong Road Caulfield
East VIC 3145**

1 1 1

Sold Price

^{RS} **\$270,000**

Sold Date **13-Apr-21**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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