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	6/213 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Glen Huntly
Period-from	01 Aug 2022	to	31 Jul 2023	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
5/32 ROYAL AVENUE GLEN HUNTLY VIC 3163	$545,000	03-Jun-23
11/25 ROYAL AVENUE GLEN HUNTLY VIC 3163	$400,000	29-Apr-23
7/25 LILLIMUR ROAD ORMOND VIC 3204	$410,000	14-Jul-23

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: 13 August 2023

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5/32 ROYAL AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price **$545,000** Sold Date **03-Jun-23**

Distance **0.4km**



11/25 ROYAL AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price **$400,000** Sold Date **29-Apr-23**

Distance **0.52km**



7/25 LILLIMUR ROAD ORMOND VIC 3204

2 1 1

Sold Price RS **$410,000** Sold Date **14-Jul-23**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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