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

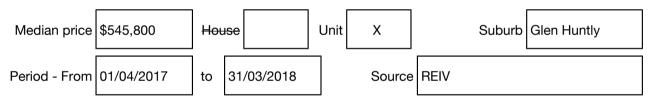
ss 8/133 Grange Road, Glen Huntly Vic 3163 nd de

Indicative selling price

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

Range between	\$290,000	&	\$315,000	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	10/24 Margaret St CARNEGIE 3163	\$325,000	29/05/2018
2	4/32 Shepparson Av CARNEGIE 3163	\$315,000	02/05/2018
3	1/123 Grange Rd GLEN HUNTLY 3163	\$299,000	19/04/2018

OR

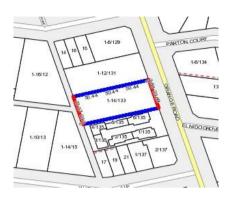
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$290,000 - \$315,000 Median Unit Price Year ending March 2018: \$545,800

Comparable Properties



10/24 Margaret St CARNEGIE 3163 (REI)



Price: \$325,000 Method: Private Sale Date: 29/05/2018 Rooms: 2 Property Type: Apartment Agent Comments



4/32 Shepparson Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$315,000 Method: Private Sale Date: 02/05/2018 Rooms: 2 Property Type: Apartment



1/123 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$299,000 Method: Private Sale Date: 19/04/2018 Rooms: 2 Property Type: Apartment

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