

## 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 6/205 Grange Road, Glen Huntly Vic 3163

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

#### Median sale price

Median price \$549,000 House Unit X Suburb Glen Huntly  
Period - From 01/07/2016 to 30/06/2017 Source 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.

	Address of comparable property	Price	Date of sale
1	3/14 Gnarwyn Rd CARNEGIE 3163	\$780,000	15/05/2017
2	1/12 Waratah Av GLEN HUNTLY 3163	\$757,000	18/06/2017
3	1/193 Grange Rd GLEN HUNTLY 3163	\$745,000	03/07/2017

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.~~

6/205 Grange Road, Glen Huntly Vic 3163



 2  1  1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median Unit Price**  
Year ending June 2017: \$549,000

## Comparable Properties



3/14 Gnarwyn Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 3  1  1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 15/05/2017  
**Rooms:** 4  
**Property Type:** Unit



1/12 Waratah Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

 2  1  1

**Price:** \$757,000  
**Method:** Auction Sale  
**Date:** 18/06/2017  
**Rooms:** 3  
**Property Type:** Unit



1/193 Grange Rd GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

 3  2  1

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 03/07/2017  
**Rooms:** 4  
**Property Type:** Unit