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

Period - From 01/07/2016

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

Range between	\$740,000	&	\$790,000					
Median sale price								
Median price	\$549,000 ł	House	nit X	Suburb Glen Huntly				
Г								

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2017

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	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.

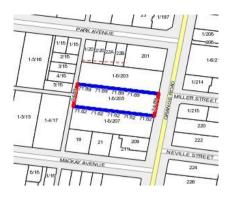
Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

propertydata

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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.

6/205 Grange Road, Glen Huntly Vic 3163





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)



Price: \$780.000 Method: Private Sale Date: 15/05/2017 Rooms: 4 Property Type: Unit

Agent Comments



1/12 Waratah Av GLEN HUNTLY 3163 (REI) 2

Agent Comments

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



1/193 Grange Rd GLEN HUNTLY 3163 (REI)

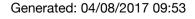


Agent Comments

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

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

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