

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 6/888-890 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$425,000 & \$467,500

Median sale price

Median price \$740,000 House Unit X Suburb Caulfield

Period - From 01/04/2017 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	2/21 Lillimur Rd ORMOND 3204	\$454,000	01/07/2017
2	101/144 Hawthorn Rd CAULFIELD NORTH 3161	\$430,000	11/04/2017
3	106/483 Glen Huntly Rd ELSTERNWICK 3185	\$425,000	19/05/2017

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.~~



1 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000 - \$467,500
Median Unit Price
June quarter 2017: \$740,000

Comparable Properties



2/21 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

1 1 1

Price: \$454,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 2
Property Type: Apartment



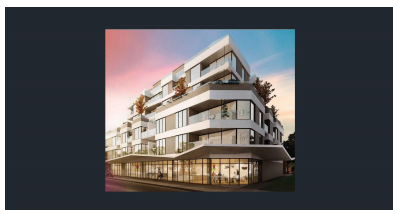
101/144 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 Bedroom Apartment in Modern Block

- - -

Price: \$430,000
Method: Sale
Date: 11/04/2017
Rooms: -
Property Type: Strata Unit/Flat



106/483 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments

1 Bedroom apartment, First Floor

- - -

Price: \$425,000
Method: Sale
Date: 19/05/2017
Rooms: -
Property Type: Strata Unit/Flat