

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

630 Glen Huntly Road, Caulfield South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath	\$*	Or range between	\$410,000		\$450,000
2 Bed, 1 Bath	\$*	Or range between	\$570,000		\$627,000
2 Bed, 2 Bath	\$*	Or range between	\$650,000		\$715,000
3 Bed, 2 Bath	\$*	Or range between	\$850,000		\$935,000
3 Bed, 2 Bath	\$*	Or range between	\$1,000,000		\$1,075,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$1,401,000	Suburb	Caulfield South
Period - From	15/01/2020	To	14/01/2020
Source	Property Data		

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath	7/49 Lantana Road, Gardenvale	\$450,000	06/12/2019
	202/286 Hawthorn Road, Caulfield	\$410,000	21/11/2019
	3/2b Kinross Avenue, Caulfield North	\$430,000	27/10/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 1 Bath	208/687 Glen Huntly, Caulfield	\$625,000	07/10/2019
	208/127 Murray Street, Caulfield	\$598,000	17/08/2019
	G04/286 Hawthorn Road, Caulfield	\$615,000	07/09/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	1/2a Parkside Street, Elsternwick	\$664,000	25/08/2019
	201/464 Hawthorn Road, Caulfield South	\$675,000	12/08/2019
	111/37 Park Street, Elsternwick	\$665,000	21/12/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	
	3 The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	5/14-18 Anderson Street, Caulfield	\$1,055,000	22/09/2019
	4/215 Orrong Road, St Kilda East	\$1,029,000	31/10/2019
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	

OR

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

This Statement of Information was prepared on:

14/01/2020