

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 2/892 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$840,000 Property Type Unit Suburb Caulfield South

Period - From 01/04/2019 to 31/03/2020 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	5/1094-1096 Glen Huntly Rd GLEN HUNTLY 3163	\$690,000	25/03/2020
2	10/1083 Glen Huntly Rd GLEN HUNTLY 3163	\$690,000	09/12/2019
3	3/2a Royal Pde CAULFIELD SOUTH 3162	\$681,000	23/02/2020

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.~~

This Statement of Information was prepared on: 04/05/2020 09:43



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

5/1094-1096 Glen Huntly Rd GLEN HUNTLY
3163 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 25/03/2020

Property Type: Apartment



10/1083 Glen Huntly Rd GLEN HUNTLY 3163
(VG)

Agent Comments



Price: \$690,000

Method: Sale

Date: 09/12/2019

Property Type: Strata Unit/Flat

3/2a Royal Pde CAULFIELD SOUTH 3162 (VG)

Agent Comments



Price: \$681,000

Method: Sale

Date: 23/02/2020

Property Type: Strata Unit/Flat