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

1/1012 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$550,000				
Median sale p	rice								
Median price	\$678,000	Pro	operty Type	Unit			Suburb	Caulfield South	
Period - From	18/04/2023	to	17/04/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8/5 Duke St CAULFIELD SOUTH 3162	\$540,000	25/03/2024
2	7/15 Masters St CAULFIELD 3162	\$540,000	26/11/2023
3	11/22 Roseberry Gr GLEN HUNTLY 3163	\$517,000	16/12/2023

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:

18/04/2024 08:54



1/1012 Glen Huntly Road, Caulfield South Vic 3162

woodards





Rooms: 4 Property Type: Unit Land Size: 1133 sqm approx Agent Comments Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 18/04/2023 - 17/04/2024: \$678,000

Comparable Properties



8/5 Duke St CAULFIELD SOUTH 3162 (REI)

7/15 Masters St CAULFIELD 3162 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 25/03/2024 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$540,000 Method: Auction Sale Date: 26/11/2023 Property Type: Apartment

11/22 Roseberry Gr GLEN HUNTLY 3163 (REI/VG) 2 1 2 1 2 2

Agent Comments



Price: \$517,000 Method: Auction Sale Date: 16/12/2023 Property Type: Apartment

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



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