

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 between

\$500,000

&

\$550,000

Median sale price

Median price

\$678,000

Property Type

Unit

Suburb

Caulfield South

Period - From

18/04/2023

to

17/04/2024

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 | 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

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2 1 1

Rooms: 4
Property Type: Unit
Land Size: 1133 sqm approx
Agent Comments

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)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

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



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

Agent Comments

2 1 2

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

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