

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1003 Glen Huntly Road, Caulfield

Indicative selling price

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

Single price \$ or range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,903,500 Property type House Suburb Caulfield
Period - From 1/07/2023 to 30/06/2023 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) 65 Snowdon Ave, Caulfield	\$2,800,000	11/07/23
2) 36 Fitzgibbon Cr, Caulfield North	\$2,600,000	24/05/23
3) 2 Foster Ave, Glen Huntly	\$2,331,000	25/07/23

This Statement of Information was prepared on: 7/08/23