

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 206/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$600,000 & \$625,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Caulfield

Period - From 01/10/2023 to 31/12/2023 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	309/242 Glen Huntly Rd ELSTERNWICK 3185	\$612,000	04/04/2024
2	101/290 Hawthorn Rd CAULFIELD 3162	\$640,000	11/02/2024
3	507/483 Glen Huntly Rd ELSTERNWICK 3185	\$625,000	04/03/2024

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: 10/04/2024 17:00



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$625,000

Median Unit Price

December quarter 2023: \$725,000

Comparable Properties

309/242 Glen Huntly Rd ELSTERNWICK 3185 (REI) **Agent Comments**

2 1 2

Price: \$612,000

Method:

Date: 04/04/2024

Property Type: Apartment



101/290 Hawthorn Rd CAULFIELD 3162 (REI) **Agent Comments**

2 2 1

Price: \$640,000

Method: Private Sale

Date: 11/02/2024

Property Type: Unit



507/483 Glen Huntly Rd ELSTERNWICK 3185 (REI) **Agent Comments**

2 2 1

Price: \$625,000

Method: Private Sale

Date: 04/03/2024

Property Type: Unit

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300