## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	206/687 Glen Huntly Road, Caulfield Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

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

#### Median sale price

Median price	\$725,000	Pro	perty Type	Jnit		Suburb	Caulfield
Period - From	01/10/2023	to	31/12/2023	Sc	ource	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

Add	dress 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

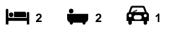
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/04/2024 17:00









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)



Price: \$612,000 Method:

Date: 04/04/2024

Property Type: Apartment

Agent Comments

101/290 Hawthorn Rd CAULFIELD 3162 (REI)

**-**



**Agent Comments** 



Price: \$640.000

Method: Private Sale Date: 11/02/2024 Property Type: Unit

507/483 Glen Huntly Rd ELSTERNWICK 3185

(REI)





**Agent Comments** 

Price: \$625,000 Method: Private Sale Date: 04/03/2024 Property Type: Unit

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



