

## 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

303/687 GLEN HUNTLY ROAD CAULFIELD VIC 3162

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

21/2 GORDON STREET ELSTERNWICK VIC 3185	\$724,000	18-May-24
402/116 MARTIN STREET BRIGHTON VIC 3186	\$685,000	10-May-24
104/187 BOORAN ROAD CAULFIELD SOUTH VIC 3162	\$725,000	20-Mar-24

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 6 months.~~

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**21/2 GORDON STREET  
 ELSTERNWICK VIC 3185**

2 2 1

Sold Price <sup>RS</sup> **\$724,000** <sup>UN</sup> Sold Date **18-May-24**

Distance **1.71km**



**402/116 MARTIN STREET  
 BRIGHTON VIC 3186**

2 2 1

Sold Price <sup>RS</sup> **\$685,000** <sup>UN</sup> Sold Date **10-May-24**

Distance **1.89km**



**104/187 BOORAN ROAD  
 CAULFIELD SOUTH VIC 3162**

2 2 1

Sold Price **\$725,000** Sold Date **20-Mar-24**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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