

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

G01/677 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Caulfield

Period - From 15/05/2023 to 14/05/2024 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	5/585 Glen Huntly Rd ELSTERNWICK 3185	\$640,000	14/12/2023
2	9/530 Glen Huntly Rd ELSTERNWICK 3185	\$615,000	24/02/2024
3	5/182 Sycamore St CAULFIELD SOUTH 3162	\$592,000	03/04/2024

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: 15/05/2024 16:32



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

15/05/2023 - 14/05/2024: \$680,000

Comparable Properties



5/585 Glen Huntly Rd ELSTERNWICK 3185
(REI/VG)

Agent Comments

2 1 1

Price: \$640,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: Apartment



9/530 Glen Huntly Rd ELSTERNWICK 3185
(REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment



5/182 Sycamore St CAULFIELD SOUTH 3162
(REI)

Agent Comments

2 1 1

Price: \$592,000

Method: Private Sale

Date: 03/04/2024

Property Type: Apartment

Account - Atria Real Estate