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

1048 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,300,000		&		\$1,430,000				
Median sale p	rice								
Median price	\$1,720,000	Pro	operty Type	Hou	se		Suburb	Caulfield South	
Period - From	14/03/2023	to	13/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1296 Glen Huntly Rd CARNEGIE 3163	\$1,415,000	21/12/2023
2			
3			

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:

14/03/2024 15:06









Property Type: House Land Size: 602 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price 14/03/2023 - 13/03/2024: \$1,720,000

Comparable Properties



1296 Glen Huntly Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$1,415,000 Method: Private Sale Date: 21/12/2023 Property Type: House Land Size: 600 sqm approx

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.

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

propertydata



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