

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

203/1044 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/04/2023

to

30/06/2023

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	4/687 Glen Huntly Rd CAULFIELD 3162	\$610,000	23/05/2023
2	108/37 Park St ELSTERNWICK 3185	\$582,000	03/05/2023
3	102/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$550,000	18/01/2023

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:

18/07/2023 15:06

Jason Isaacs
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Indicative Selling Price
\$575,000

Median Unit Price
June quarter 2023: \$735,000



2 2 1

Property Type: Apartment
Agent Comments

Comparable Properties



4/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 23/05/2023
Property Type: Unit



108/37 Park St ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$582,000
Method: Private Sale
Date: 03/05/2023
Property Type: Apartment



102/888 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 18/01/2023
Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018