

# 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

101/636 Glen Huntly Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$1,145,250

Property Type

Unit

Suburb

Caulfield South

Period - From

01/01/2022

to

31/03/2022

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	4/2a Rusden St ELSTERNWICK 3185	\$625,000	19/06/2022
2	13/112-118 Gardenvale Rd GARDENVALE 3185	\$625,000	11/04/2022
3	103/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$620,000	28/05/2022

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:

04/07/2022 13:23

101/636 Glen Huntly Road, Caulfield South Vic 3162

Jason Isaacs

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**Indicative Selling Price**

\$595,000

**Median Unit Price**

March quarter 2022: \$1,145,250



**Rooms:** 1

**Property Type:**

**Agent Comments**

## Comparable Properties



**4/2a Rusden St ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 19/06/2022

**Property Type:** Apartment



**13/112-118 Gardenvale Rd GARDENVALE 3185 (REI)**

**Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 11/04/2022

**Property Type:** Apartment



**103/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** Apartment

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