## 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	101/636 Glen Huntly Road, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

5,000

#### Median sale price

Median price \$1,145,250	Property Type Unit	S	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

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

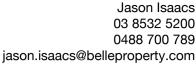
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







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)

**4** 2 **-** 1

**6** 

**Price:** \$625,000 **Method:** Private Sale **Date:** 19/06/2022

Property Type: Apartment



**Agent Comments** 

Agent Comments



Price: \$625,000 Method: Private Sale Date: 11/04/2022

Property Type: Apartment





2

**6** 

**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



