

# 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

102/989 Glen Huntly Road, Caulfield 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

\$950,000

### Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Caulfield

Period - From

01/10/2019

to

30/09/2020

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 | 101/989 Glen Huntly Rd, Caulfield, Vic 3162, Australia | \$1,080,000 | 30/07/2020   |
| 2 | 5/11 Roselea St CAULFIELD SOUTH 3162                   | \$950,000   | 11/05/2020   |
| 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:

16/10/2020 15:17



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$950,000

**Median Unit Price**

Year ending September 2020: \$760,000

## Comparable Properties

**101/989 Glen Huntly Rd, Caulfield, Vic 3162, Australia (REI)** Agent Comments



**Price:** \$1,080,000  
**Method:**  
**Date:** 30/07/2020  
**Property Type:** Apartment

**5/11 Roselea St CAULFIELD SOUTH 3162 (VG)** Agent Comments



**Price:** \$950,000  
**Method:** Sale  
**Date:** 11/05/2020  
**Property Type:** Flat/Unit/Apartment (Res)

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.