

# 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

202/687 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)

Range between \$385,000

&

\$420,000

### Median sale price

Median price \$790,000

Property Type Unit

Suburb Caulfield

Period - From 08/06/2022

to

07/06/2023

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	204/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$380,000	13/04/2023
2	11/41 Nepean Hwy ELSTERNWICK 3185	\$370,000	13/05/2023
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:

08/06/2023 17:37



1 1 1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$385,000 - \$420,000

**Median Unit Price**

08/06/2022 - 07/06/2023: \$790,000

## Comparable Properties



**204/888 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/04/2023

**Property Type:** Apartment



**11/41 Nepean Hwy ELSTERNWICK 3185 (REI)**

**Agent Comments**

1 1 1

**Price:** \$370,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Apartment

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** - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000