

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 5/1044 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$795,000 Property Type Unit Suburb Caulfield South

Period - From 01/07/2024 to 30/09/2024 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	102/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$600,000	28/10/2024
2	1/1298 Glen Huntly Rd CARNEGIE 3163	\$635,000	19/10/2024
3	201/268 Hawthorn Rd CAULFIELD 3162	\$640,000	16/09/2024

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.~~

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Indicative Selling Price

\$630,000

Median Unit Price

September quarter 2024: \$795,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



102/462 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2  2  2

Price: \$600,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



1/1298 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$635,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Apartment



201/268 Hawthorn Rd CAULFIELD 3162 (REI)

Agent Comments

 2  2  1

Price: \$640,000

Method: Private Sale

Date: 16/09/2024

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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