

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

103/888 Glen Huntly Road Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,015,500

Property type

Unit

Suburb

Caulfield South

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 162/115 Neerim Road Glen Huntly VIC 3163 | \$500,500 | 10-Jul-21 |
| 102/1177 Glen Huntly Road Glen Huntly VIC 3163 | \$505,000 | 13-Apr-21 |
| 102/286 Hawthorn Road Caulfield VIC 3162 | \$540,000 | 22-Apr-21 |

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 6 months.~~

This Statement of Information was prepared on: 15 September 2021



**162/115 Neerim Road Glen Huntly
VIC 3163**

 2  1  1

Sold Price

^{RS} **\$500,500**

Sold Date

10-Jul-21

Distance

1.33km



**102/1177 Glen Huntly Road Glen
Huntly VIC 3163**

 2  1  1

Sold Price

\$505,000

Sold Date

13-Apr-21

Distance

1.41km



**102/286 Hawthorn Road Caulfield
VIC 3162**

 2  1  1

Sold Price

\$540,000

Sold Date

22-Apr-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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