

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 881 Glen Huntly Road Caulfield

Indicative selling price

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

Single price \$1,195,000 or range between &

Median sale price

Median price \$1,870,000 Property type House Suburb Caulfield

Period - From 1/10/2021 to 30/12/2021 Source REIV

Comparable property sales

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
1 215 Bamba Road Caulfield South	\$1,260,000	15/10/2021
2 1/28 Fallon Street Caulfield South	\$1,300,000	28/11/2021
3 335 Bamba Road Caulfield South	\$1,210,000	27/11/2021

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: 03/02/2022