

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 101/1046 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$925,000 & \$975,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2024 to 31/12/2024 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	2/258 Koornang Rd CARNEGIE 3163	\$932,000	23/11/2024
2	3/302 Hawthorn Rd CAULFIELD 3162	\$965,000	29/10/2024
3	2a Madden Av CARNEGIE 3163	\$935,888	14/09/2024

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.~~

This Statement of Information was prepared on: 30/01/2025 14:53



3
 3
 2

Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$925,000 - \$975,000

Median Unit Price

December quarter 2024: \$880,000

Comparable Properties



2/258 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

3
 2
 2

Price: \$932,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Unit



3/302 Hawthorn Rd CAULFIELD 3162 (REI/VG)

Agent Comments

3
 2
 2

Price: \$965,000

Method: Private Sale

Date: 29/10/2024

Property Type: Townhouse (Single)



2a Madden Av CARNEGIE 3163 (REI/VG)

Agent Comments

3
 2
 2

Price: \$935,888

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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