

# 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

201/687 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)

Single price

\$575,000

### Median sale price

Median price

\$773,500

Property Type

Unit

Suburb

Caulfield

Period - From

07/03/2021

to

06/03/2022

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	603/17 Gordon St ELSTERNWICK 3185	\$582,500	07/10/2021
2	7/19 Trevascus St CAULFIELD SOUTH 3162	\$575,000	17/09/2021
3	603/17 Gordon St ELSTERNWICK 3185	\$570,000	07/10/2021

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:

07/03/2022 09:47