

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

4/625 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$773,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2020 to 31/03/2020 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	3/625 Glen Huntly Rd CAULFIELD 3162	\$600,000	22/02/2020
2	10/153 Hawthorn Rd CAULFIELD NORTH 3161	\$600,000	05/02/2020
3	103/636 Glen Huntly Rd CAULFIELD SOUTH 3162	\$580,000	18/11/2019

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:

11/05/2020 12:55

4/625 Glen Huntly Road, Caulfield Vic 3162

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

March quarter 2020: \$773,000



Property Type:

Agent Comments

Comparable Properties



**3/625 Glen Huntly Rd CAULFIELD 3162
(REI/VG)**

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



**10/153 Hawthorn Rd CAULFIELD NORTH 3161
(VG)**

Agent Comments



Price: \$600,000

Method: Sale

Date: 05/02/2020

Property Type: Strata Unit/Flat

**103/636 Glen Huntly Rd CAULFIELD SOUTH
3162 (VG)**

Agent Comments



Price: \$580,000

Method: Sale

Date: 18/11/2019

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.