

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

1/976 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$925,000 Property Type Unit Suburb Caulfield South

Period - From 04/12/2023 to 03/12/2024 Source Property Data

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	5/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$620,000	16/11/2024
2	1/16 Etna St GLEN HUNTLY 3163	\$610,000	07/11/2024
3	204/25 Rothschild St GLEN HUNTLY 3163	\$620,000	02/11/2024

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:

04/12/2024 15:08



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

04/12/2023 - 03/12/2024: \$925,000

Comparable Properties



5/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Unit



1/16 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 07/11/2024

Property Type: Apartment



204/25 Rothschild St GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 02/11/2024

Property Type: Apartment