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	1/976 Glen Huntly Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$595,000 &	\$650,000
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Median sale price

Median price	\$925,000	Pro	perty Type U	nit]	Suburb	Caulfield South
Period - From	04/12/2023	to	03/12/2024	So	ource	Property	v 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

Add	dress 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 comparableproperties 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)

2





3

Price: \$620,000 Method: Auction Sale Date: 16/11/2024

Property Type: Unit

1/16 Etna St GLEN HUNTLY 3163 (REI)

2





Agent Comments

Agent Comments

Agent Comments

Price: \$610,000 **Method:** Private Sale **Date:** 07/11/2024

Property Type: Apartment



204/25 Rothschild St GLEN HUNTLY 3163 (REI)

2



2

73

1

Price: \$620,000 Method: Private Sale Date: 02/11/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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