

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

106/888 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$270,000 & \$295,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Caulfield South

Period - From 23/03/2022 to 22/03/2023 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	10/47 Ulupna Rd ORMOND 3204	\$295,000	22/01/2023
2	2/9 Waratah Av GLEN HUNTLY 3163	\$292,000	23/02/2023
3	118/839 Dandenong Rd MALVERN EAST 3145	\$280,000	11/01/2023

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:

23/03/2023 20:44

106/888 Glen Huntly Road, Caulfield South Vic 3162

THE AGENCY

Simone Tindall
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Property Type:
Agent Comments

Indicative Selling Price
\$270,000 - \$295,000
Median Unit Price
23/03/2022 - 22/03/2023: \$965,000

Comparable Properties



10/47 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 22/01/2023
Property Type: Apartment



2/9 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$292,000
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment



118/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 11/01/2023
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388



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