

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

101/1044 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$1,198,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/10/2020

to

30/09/2021

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	3/575 North Rd ORMOND 3204	\$589,000	13/11/2021
2	203/253 Neerim Rd CARNEGIE 3163	\$582,000	04/11/2021
3	101/14 Maroona Rd CARNEGIE 3163	\$580,000	09/11/2021

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:

30/11/2021 12:38

101/1044 Glen Huntly Road, Caulfield South Vic 3162

Jellis Craig

Myron Ching

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Indicative Selling Price

\$585,000

Median Unit Price

Year ending September 2021: \$1,198,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/575 North Rd ORMOND 3204 (REI)

Agent Comments

2 2 1

Price: \$589,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Apartment



203/253 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$582,000

Method: Private Sale

Date: 04/11/2021

Property Type: Apartment



101/14 Maroona Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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