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

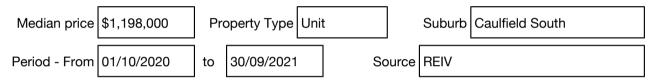
101/1044 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

	consumer.vic.gov.a	

Single price \$585,000

Median sale price



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









Property Type: Apartment Agent Comments

Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$585,000 **Median Unit Price** Year ending September 2021: \$1,198,000

Comparable Properties



3/575 North Rd ORMOND 3204 (REI)



Price: \$589,000 Method: Auction Sale Date: 13/11/2021 Property Type: Apartment Agent Comments

Agent Comments



Price: \$582,000 Method: Private Sale

Date: 04/11/2021 Property Type: Apartment

2

101/14 Maroona Rd CARNEGIE 3163 (REI)

203/253 Neerim Rd CARNEGIE 3163 (REI)

2



Agent Comments



Price: \$580.000 Method: Private Sale Date: 09/11/2021 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



propertydata

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