

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4/888 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$530,000 & \$580,000

Median sale price

Median price \$772,000 Property type APARTMENT Suburb CAULFIELD SOUTH

Period - From 01/10/2023 to 31/12/2023 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. 5/26 Eumeralla Road, Caulfield South, VIC 3162	\$590,000	21/09/2023
2. 15/573 Glen Huntly Road, Elsternwick, VIC 3185	\$560,000	08/02/2024
3. 507/10 Station Street, Caulfield North, VIC 3161	\$600,000	26/09/2023

This Statement of Information was prepared on: 21/02/2024