

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

4/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$723,000

Property Type

Unit

Suburb

Caulfield

Period - From

01/01/2023

to

31/03/2023

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	1/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$630,000	25/02/2023
2	311/138 Glen Eira Rd ELSTERNWICK 3185	\$610,000	28/04/2023
3	302/7 Nepean Hwy ELSTERNWICK 3185	\$600,000	10/03/2023

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:

09/05/2023 14:55

4/687 Glen Huntly Road, Caulfield Vic 3162

Jason Isaacs
03 8532 5200
0488 700 789
jason.isaacs@belleproperty.com

Indicative Selling Price

\$610,000

Median Unit Price

March quarter 2023: \$723,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Apartment



311/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 28/04/2023

Property Type: Apartment



302/7 Nepean Hwy ELSTERNWICK 3185 (REI)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 10/03/2023

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018