

# 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 203/687 Glen Huntly Road, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$590,000

### Median sale price

Median price \$809,000 Property Type Unit Suburb Caulfield

Period - From 01/07/2023 to 30/06/2024 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	5/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$556,000	15/08/2024
2	303/242 Glen Huntly Rd ELSTERNWICK 3185	\$600,000	13/07/2024
3	4/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$555,000	16/03/2024

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: 29/08/2024 17:11

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**Indicative Selling Price**

\$560,000 - \$590,000

**Median Unit Price**

Year ending June 2024: \$809,000



2 2 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/1204 Glen Huntly Rd GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$556,000

**Method:** Sold Before Auction

**Date:** 15/08/2024

**Property Type:** Unit



**303/242 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**

2 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 13/07/2024

**Property Type:** Unit



**4/888 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$555,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Apartment

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