

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

2/913 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$990,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/07/2022

to

30/06/2023

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	2/9 Anderson St CAULFIELD 3162	\$802,000	04/07/2023
2	4/12 Newlyn St CAULFIELD 3162	\$765,000	05/08/2023
3	1/2 Waratah Av GLEN HUNTLY 3163	\$763,000	13/05/2023

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:

19/09/2023 13:18

2/913 Glen Huntly Road, Caulfield South Vic 3162



Andrew James
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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

Year ending June 2023: \$990,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/9 Anderson St CAULFIELD 3162 (VG)

Agent Comments

2 - -

Price: \$802,000

Method: Sale

Date: 04/07/2023

Property Type: Flat/Unit/Apartment (Res)



4/12 Newlyn St CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Unit



1/2 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$763,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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