

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

101/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$793,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2020 to 31/12/2020 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	501/8 Station St CAULFIELD NORTH 3161	\$480,000	05/10/2020
2	8/4 Yorston Ct ELSTERNWICK 3185	\$478,000	12/02/2021
3			

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: 17/03/2021 14:55



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending December 2020: \$793,000

Comparable Properties

501/8 Station St CAULFIELD NORTH 3161 (VG) **Agent Comments**

2 - -

Price: \$480,000

Method: Sale

Date: 05/10/2020

Property Type: Strata Unit/Flat

Land Size: 14057 sqm approx



8/4 Yorston Ct ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$478,000

Method: Private Sale

Date: 12/02/2021

Property Type: Apartment

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.