

# 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

301/687 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 \$480,000 & \$528,000

### Median sale price

Median price \$842,500 Property Type Unit Suburb Caulfield

Period - From 01/04/2021 to 31/03/2022 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	11/1 Yorston Ct ELSTERNWICK 3185	\$526,000	20/12/2021
2	1/2 Parkside St ELSTERNWICK 3185	\$525,000	11/12/2021
3	209/18 Mccombe St ELSTERNWICK 3185	\$525,000	18/12/2021

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:

29/04/2022 09:13



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**11/1 Yorston Ct ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$526,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** Apartment



**1/2 Parkside St ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$525,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** Apartment



**209/18 McCombie St ELSTERNWICK 3185 (REI/VG)** Agent Comments



**Price:** \$525,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** Apartment