Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	301/687 Glen Huntly Road, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000	&	\$528,000
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Median sale price

Median price	\$842,500	Pro	perty Type	Jnit		Suburb	Caulfield
Period - From	01/04/2021	to	31/03/2022	So	ource	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

Add	dress 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 Mccombie St ELSTERNWICK 3185	\$525,000	18/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

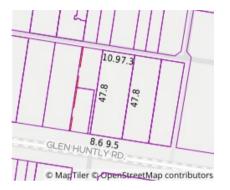
This Statement of Information was prepared on:	29/04/2022 09:13





9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Indicative Selling Price \$480,000 - \$528,000 Median Unit Price Year ending March 2022: \$842,500



Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



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

(2) 1

2 2 1

Price: \$526,000 Method: Private Sale Date: 20/12/2021

Property Type: Apartment



1/2 Parkside St ELSTERNWICK 3185 (REI/VG)

1 2 **1** 6

Price: \$525,000 Method: Auction Sale Date: 11/12/2021

Property Type: Apartment



209/18 Mccombie St ELSTERNWICK 3185

(REI/VG)

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Price: \$525,000
Method: Auction Sale

Date: 18/12/2021 Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





Agent Comments

Agent Comments