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

201/777 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$791,000	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	04/10/2022	to	03/10/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	311/50 Kambrook Rd CAULFIELD NORTH 3161	\$1,065,000	23/05/2023
2	307/242 Glen Huntly Rd ELSTERNWICK 3185	\$1,030,000	20/04/2023
3	207/242 Glen Huntly Rd ELSTERNWICK 3185	\$1,000,000	25/09/2023

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:

04/10/2023 08:24









Property Type: Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price 04/10/2022 - 03/10/2023: \$791,000

Comparable Properties



Property Type: Unit 307/242 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Price: \$1,065,000 **Method:** Private Sale **Date:** 23/05/2023

(REI/VG)

5 Agent Comments



Price: \$1,030,000 Method: Private Sale Date: 20/04/2023 Property Type: Apartment



207/242 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments (REI)

311/50 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments

2

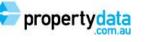
2



Price: \$1,000,000 Method: Private Sale Date: 25/09/2023 Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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