

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 consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$791,000 Property Type Unit Suburb Caulfield

Period - From 04/10/2022 to 03/10/2023 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	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



311/50 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments
(REI/VG)



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



307/242 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments
(REI/VG)



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



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



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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