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

2/625 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

| For t | he meaning | of this price se | e consumer.vic.go | ov.au/und | erquoting | |
|-------|------------|------------------|-------------------|-----------|-----------|--|
| | | | | | | |

Single price \$549,000

Median sale price

| Median price | \$801,000 | Pro | operty Type Unit | t | Suburb | Caulfield |
|---------------|------------|-----|------------------|--------|--------|-----------|
| Period - From | 01/04/2020 | to | 31/03/2021 | Source | e 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 sixmonths 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 | 12/1015 Glen Huntly Rd CAULFIELD 3162 | \$550,000 | 19/01/2021 |
| 2 | | | |
| 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:

13/07/2021 09:52









Property Type: Apartment **Land Size:** 81 sqm approx Agent Comments

Myron Ching 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$549,000 Median Unit Price Year ending March 2021: \$801,000

Comparable Properties



12/1015 Glen Huntly Rd CAULFIELD 3162 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 19/01/2021 Property Type: Apartment Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.