

## 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 304/687 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)

Single price \$559,000

#### Median sale price

Median price \$770,000 House Unit X Suburb Caulfield

Period - From 01/04/2019 to 30/06/2019 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	6/434 Kooyong Rd CAULFIELD SOUTH 3162	\$569,000	18/06/2019
2	201/241 Balaclava Rd CAULFIELD NORTH 3161	\$555,000	18/06/2019
3	2/625 Glen Huntly Rd CAULFIELD 3162	\$549,000	18/04/2019

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.



2 2 1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$559,000

**Median Unit Price**

June quarter 2019: \$770,000

## Comparable Properties



**6/434 Kooyong Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

2 1 1

**Price:** \$569,000  
**Method:** Private Sale  
**Date:** 18/06/2019  
**Rooms:** -  
**Property Type:** Apartment



**201/241 Balaclava Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

2 2 1

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 18/06/2019  
**Rooms:** -  
**Property Type:** Apartment



**2/625 Glen Huntly Rd CAULFIELD 3162 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 18/04/2019  
**Rooms:** -  
**Property Type:** Apartment