

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	304/687 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

Single price \$559,000

Median sale price

Median price	\$770,000	Hou	se	Unit	х	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

Aut	areas or comparable property	1 1100	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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





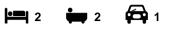
Price

Date of sale

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hockingstuart





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)

Price: \$569.000 Method: Private Sale Date: 18/06/2019

Rooms: -

Property Type: Apartment

201/241 Balaclava Rd CAULFIELD NORTH

3161 (REI)

-- 2





Price: \$555,000 Method: Private Sale Date: 18/06/2019

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

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

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Price: \$549,000 Method: Private Sale Date: 18/04/2019

Rooms: -

Property Type: Apartment

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