

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

102/1044 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$606,000

Property Type

Unit

Suburb

Caulfield South

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	203/15 Manchester Gr GLEN HUNTLY 3163	\$555,000	03/07/2019
2	103/147 Neerim Rd GLEN HUNTLY 3163	\$545,000	25/06/2019
3	105/15 Manchester Gr GLEN HUNTLY 3163	\$524,000	11/07/2019

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.~~

This Statement of Information was prepared on:

08/10/2019 14:10



Property Type: Strata Unit/Flat

Land Size: 68sqm sqm approx

Agent Comments

Comparable Properties



203/15 Manchester Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 03/07/2019

Property Type: Apartment



103/147 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 25/06/2019

Rooms: 3

Property Type: Apartment



105/15 Manchester Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$524,000

Method: Private Sale

Date: 11/07/2019

Rooms: 5

Property Type: Apartment