

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

1048 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Caulfield South

Period - From 14/03/2023

to

13/03/2024

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	1296 Glen Huntly Rd CARNEGIE 3163	\$1,415,000	21/12/2023
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:

14/03/2024 15:06



3 1 2

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
14/03/2023 - 13/03/2024: \$1,720,000

Comparable Properties



1296 Glen Huntly Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

4 1 2

Price: \$1,415,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 600 sqm approx

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.