

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

203/751 GLEN HUNTLY ROAD CAULFIELD VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

700 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162	-	22-Oct-24
1/86 CLARENCE STREET CAULFIELD SOUTH VIC 3162	\$1,125,000	27-Oct-24

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 6 months.

This Statement of Information was prepared on: 01 April 2025

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700 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

3 2 2

Sold Price

- Sold Date **22-Oct-24**

Distance **0.18km**



1/86 CLARENCE STREET CAULFIELD SOUTH VIC 3162

3 2 2

Sold Price

\$1,125,000 Sold Date **27-Oct-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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