

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/991 GLEN HUNTLY ROAD, CAULFIELD, VIC 3162

Indicative selling price

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

Single price

or range between

\$450,000

&

\$465,000

Median sale price

Median price

\$755,000

Property Type

Apartment

Suburb

CAULFIELD

Period - From

October 2023

to

September 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1/1015 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$479,000	27/08/2023
11/1015 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$480,000	24/01/2024
4/29 FLOWERS STREET CAULFIELD SOUTH VIC 3162	\$533,000	17/06/2023

This Statement of Information was prepared on:

15/10/2024