

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 3/625 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$790,000 House Unit X Suburb Caulfield

Period - From 01/10/2017 to 30/09/2018 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	6/2 Ash Gr CAULFIELD 3162	\$578,000	31/05/2018
2	1/670 Inkerman Rd CAULFIELD NORTH 3161	\$568,000	06/05/2018
3	5/1-3 Carre St ELSTERNWICK 3185	\$556,000	06/10/2018

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.



Rooms:

Property Type: apartment

Agent Comments

Comparable Properties

6/2 Ash Gr CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$578,000

Method: Sold Before Auction

Date: 31/05/2018

Rooms: 4

Property Type: Apartment



1/670 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$568,000

Method: Auction Sale

Date: 06/05/2018

Rooms: 3

Property Type: Apartment



5/1-3 Carre St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$556,000

Method: Auction Sale

Date: 06/10/2018

Rooms: 3

Property Type: Apartment