

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

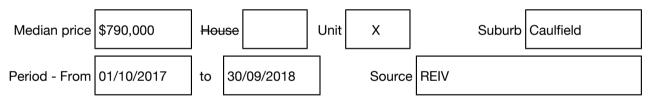
3/625 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price \$579,000

Median sale price



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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: apartment Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$579,000 Median Unit Price Year ending September 2018: \$790,000

Comparable Properties

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



Price: \$578,000 Method: Sold Before Auction Date: 31/05/2018 Rooms: 4 Property Type: Apartment Agent Comments

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



Price: \$568,000 Method: Auction Sale Date: 06/05/2018 Rooms: 3 Property Type: Apartment



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



Price: \$556,000 Method: Auction Sale Date: 06/10/2018 Rooms: 3 Property Type: Apartment Agent Comments

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