

Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

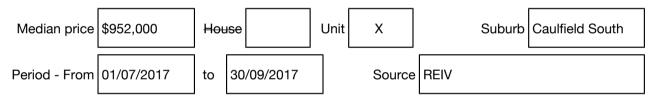
Address	205/888-890 Glen Huntly Road, Caulfield South Vic 3162		
Including suburb and			
postcode			

## Indicative selling price

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

Range between	\$480,000	&	\$528,000	
				1

#### 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	305/1177 Glen Huntly Rd GLEN HUNTLY 3163	\$525,000	25/10/2017
2	1/187 Booran Rd CAULFIELD SOUTH 3162	\$524,000	19/10/2017
3	202/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$480,000	03/09/2017

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 - Hodges | P: 03 9533 0999 | F: 03 9533 0900

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.

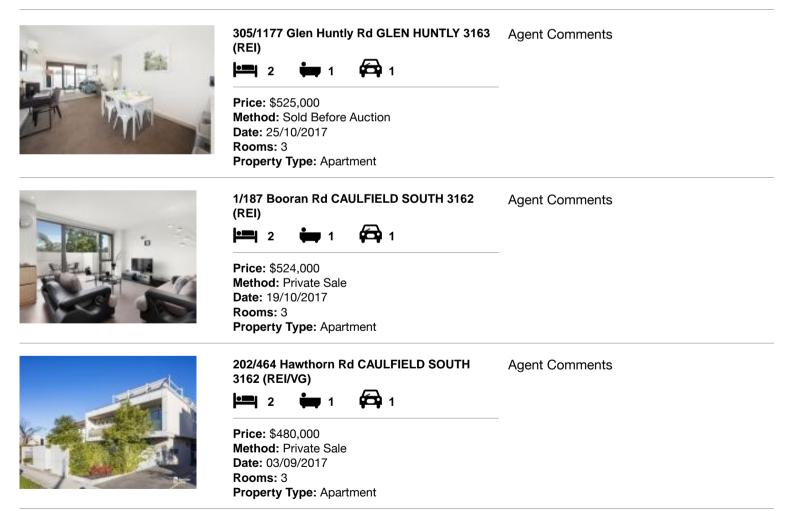






Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$480,000 - \$528,000 Median Unit Price September quarter 2017: \$952,000

# **Comparable Properties**



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