

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 205/888-890 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

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

Median sale price

Median price \$952,000 House Unit X Suburb Caulfield South

Period - From 01/07/2017 to 30/09/2017 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	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.~~



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
September quarter 2017: \$952,000

Comparable Properties



305/1177 Glen Huntly Rd GLEN HUNTLY 3163 **Agent Comments**
(REI)

2 1 1

Price: \$525,000
Method: Sold Before Auction
Date: 25/10/2017
Rooms: 3
Property Type: Apartment



1/187 Booran Rd CAULFIELD SOUTH 3162 **Agent Comments**
(REI)

2 1 1

Price: \$524,000
Method: Private Sale
Date: 19/10/2017
Rooms: 3
Property Type: Apartment



202/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

2 1 1

Price: \$480,000
Method: Private Sale
Date: 03/09/2017
Rooms: 3
Property Type: Apartment