

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

670-672 Glenhuntly Road, Caulfield South
--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath	\$*	Or range between	\$419,500	&	\$445,000
2 Bed, 1 Bath	\$607,500	Or range between	\$*	&	\$
2 Bed, 2 Bath	\$*	Or range between	\$550,000	&	\$605,000
2 Bed, 2 Bath	\$*	Or range between	\$625,000	&	\$687,500
3 Bed, 2 Bath	\$*	Or range between	\$799,500	&	\$879,450

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	202/464 Hawthorn Road, Caulfield South	\$480,000	3/9/17
	3/178 Sycamore Street, Caulfield South	\$490,000	29/4/17
	7/1015 Glen Huntly Road, Caulfield	\$492,000	8/4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	7/7-9 Roselea Street, Caulfield South	\$610,000	26/7/17
	9/434 Kooyong Road, Caulfield South	\$630,000	9/5/17
	2/446 Kooyong Road, Caulfield South	\$660,000	1/4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	3/3 Anderson Street, Caulfield	\$740,000	23/4/17
	5/96 Hawthorn Road, Caulfield North	\$695,000	3/7/17
	1/663 Inkerman Road, Caulfield North	\$715,000	30/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	203/189 Booran Road, Caulfield North	\$855,000	20/6/17
	2/913 Glen Huntly Road, Caulfield	\$811,000	24/6/17
	9/10 Parkside Street, Elsternwick	\$801,000	14/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	16/378 Glen Huntly Road, Elsternwick	\$940,000	8/4/17
	3/222-224 Hotham Street, Elsternwick	\$1,025,000	14/5/17
	1/656 Inkerman Road, Caulfield North	\$1,448,000	23/7/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.