

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 \$595,000

Median sale price

Median price \$780,000

House

Unit

X

Suburb

Caulfield

Period - From 01/07/2017

to 30/06/2018

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	213/138 Glen Eira Rd ELSTERNWICK 3185	\$630,000	21/05/2018
2	18/573-575 Glen Huntly Rd ELSTERNWICK 3185	\$622,000	20/05/2018
3	7/982 Glen Huntly Rd CAULFIELD SOUTH 3162	\$550,000	24/04/2018

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
Land Size: 90 sqm approx
Agent Comments

Be impressed by the sweeping bay views across to the city skyline from this stylish new 2 bed 2 bath 2nd floor security apartment, featuring lift access, fabulous living & dining, sleek stone kitchen, balcony, undercover parking & store room. Surrounded by shops & trams.

Comparable Properties



213/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 21/05/2018
Rooms: -
Property Type: Apartment



18/573-575 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$622,000
Method: Auction Sale
Date: 20/05/2018
Rooms: -
Property Type: Apartment

7/982 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 24/04/2018
Rooms: 3
Property Type: Apartment