

Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address Including suburb and	3/625 Glen Huntly Road, Caulfield Vic 3162
postcode	

Indicative selling price

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

Single price	\$595,000
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Median sale price

Median price	\$780,000	Hou	ISE	Unit	Х	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.

Ad	dress 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.

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> **Indicative Selling Price** \$595,000 **Median Unit Price**

Year ending June 2018: \$780,000





Land Size: 90 sqm approx

Rooms: Property Type: Apartment

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

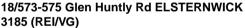
(REI) **--** 2

Price: \$630,000 Method: Private Sale Date: 21/05/2018

Rooms: -

Property Type: Apartment

Agent Comments









Price: \$622,000 Method: Auction Sale Date: 20/05/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

7/982 Glen Huntly Rd CAULFIELD SOUTH

3162 (REI)



Price: \$550,000 Method: Private Sale Date: 24/04/2018

Rooms: 3 Property Type: Apartment

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