

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 679-683 Glen Huntly Road, Caulfield

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	\$*	Or range between	\$420,000		\$460,000
2 Bed	\$*	Or range between	\$600,000		\$660,000
2 Bed	\$*	Or range between	\$700,000		\$770,000
2 Bed	\$*	Or range between	\$800,000		\$880,000
3 Bed	\$*	Or range between	\$950,000		\$1,050,000
3 Bed	\$*	Or range between	\$1,150,000		\$1,250,000
3 Bed	\$*	Or range between	\$1,500,000		\$1,165,000
3 Bed	\$3,325,000	Or range between	\$*		\$*

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$670,000	Suburb	Caulfield
Period - From	13/11/2021	To	12/11/2021
Source	Property Data		

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
1 Bed	201/286 Hawthorn Road, Caulfield	\$435,000	27/06/2021
	208/17 Gordon Street, Elsternwick	\$430,000	23/06/2021
	503/17 Gordon Street, Elsternwick	\$447,000	30/10/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	6/304 Kooyong Road, Caulfield	\$653,000	22/07/2021
	2/38 Alder Street, Caulfield South	\$615,000	10/07/2021
	2/426 Hawthorn Road, Caulfield	\$658,000	12/05/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	4/648 Glen Huntly Road, Caulfield South	\$700,000	27/10/2021
	5/4 Parkside Street, Elsternwick	\$720,000	22/05/2021
	3/14 Orrong Road, Elsternwick	\$760,000	03/07/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	2/35 Prahran Grove, Elsternwick	\$830,000	21/09/2021
	7/8 St Georges Road, Elsternwick	\$850,000	23/10/2021
	1/14 Sinclair Street, Elsternwick	\$865,000	17/10/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed	3/156 Orrong Road, Caulfield North	\$955,000	21/07/2021
	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.		
	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.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed	2/5 Walworth Avenue, Caulfield North	\$1,202,000	22/05/2021
	4/8 St Aubins Avenue, Caulfield North	\$1,250,000	01/08/2021
	101/1046 Glen Huntly Road, Caulfield North	\$1,150,000	04/08/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed	102/102 Balaclava Road, Caulfield North	\$1,540,000	17/06/2021
	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.		
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Unit type or class

E.g. One bedroom units

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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.

This Statement of Information was prepared on:

12/11/2021