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<br>Including suburb and postcode | 3/687 Glen Huntly Road, Caulfield Vic 3162 |

## Indicative selling price

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

Range between $510,000 & $530,000

## Median sale price

Median price $600,000 Property Type Unit Suburb Caulfield

Period - From 01/07/2024 to 30/09/2024 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 | 302/2a Royal Pde CAULFIELD SOUTH 3162 | $528,000 | 21/10/2024 |
| 2 | 206/687 Glen Huntly Rd CAULFIELD 3162 | $520,000 | 03/08/2024 |
| 3 | 6/18 Magnolia Rd GARDENVALE 3185 | $530,000 | 25/06/2024 |

**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.~~

This Statement of Information was prepared on: 02/12/2024 08:14

# 3/687 Glen Huntly Road, Caulfield Vic 3162



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$510,000 - $530,000
**Median Unit Price**
September quarter 2024: $600,000

## Comparable Properties



**302/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)**

2 2 1

**Price:** $528,000
**Method:** Private Sale
**Date:** 21/10/2024
**Property Type:** Apartment

Agent Comments



**206/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)**

2 2 1

**Price:** $520,000
**Method:** Auction Sale
**Date:** 03/08/2024
**Property Type:** Unit

Agent Comments



**6/18 Magnolia Rd GARDENVALE 3185 (REI/VG)**

2 1 1

**Price:** $530,000
**Method:** Private Sale
**Date:** 25/06/2024
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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