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	261 Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $2,950,000 & $3,200,000

Median sale price

Median price $2,642,500 Property Type House Suburb Caulfield North

Period - From 01/10/2021 to 30/09/2022 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	202 Tennyson St ELWOOD 3184	$3,200,000	07/04/2022
2	130 Kooyong Rd CAULFIELD NORTH 3161	$2,961,000	20/03/2022
3	29 Langdon Rd CAULFIELD NORTH 3161	$2,950,000	04/09/2022

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: 25/10/2022 14:43

261 Glen Eira Road, Caulfield North Vic 3161



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Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000 - $3,200,000
Median House Price
Year ending September 2022: $2,642,500

Comparable Properties



202 Tennyson St ELWOOD 3184 (REI/VG)

4 2 2

Price: $3,200,000
Method: Private Sale
Date: 07/04/2022
Property Type: House
Land Size: 565 sqm approx

Agent Comments



130 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

4 3 4

Price: $2,961,000
Method: Auction Sale
Date: 20/03/2022
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



29 Langdon Rd CAULFIELD NORTH 3161 (REI)

4 2 4

Price: $2,950,000
Method: Auction Sale
Date: 04/09/2022
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

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

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