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	9/28 Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

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

Single price $255,000

Median sale price

Median price $1,230,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2021 to 31/12/2021 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	8/19 Ash Gr CAULFIELD 3162	$265,000	19/11/2021
2	5/34 Royal Av GLEN HUNTLY 3163	$265,000	20/11/2021
3	10/2 Rosedale Av GLEN HUNTLY 3163	$257,500	02/03/2022

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: 17/03/2022 20:50

9/28 Eumeralla Road, Caulfield South Vic 3162



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$255,000
Median Unit Price
December quarter 2021: $1,230,000

Comparable Properties



8/19 Ash Gr CAULFIELD 3162 (REI/VG)

1 1 1

Price: $265,000
Method: Private Sale
Date: 19/11/2021
Property Type: Apartment

Agent Comments



5/34 Royal Av GLEN HUNTLY 3163 (REI/VG)

1 1 1

Price: $265,000
Method: Expression of Interest
Date: 20/11/2021
Property Type: Apartment

Agent Comments



10/2 Rosedale Av GLEN HUNTLY 3163 (REI)

1 1 1

Price: $257,500
Method: Sold Before Auction
Date: 02/03/2022
Property Type: Apartment

Agent Comments

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

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