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	379a Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,595,000 Property Type Townhouse Suburb Caulfield North

Period - From 04/07/2021 to 03/07/2022 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	3/34-44 Regent St ELSTERNWICK 3185	$1,230,000	09/04/2022
2	4/179-181 Bambra Rd CAULFIELD SOUTH 3162	$1,180,000	23/06/2022
3	9 Raglan St CAULFIELD NORTH 3161	$1,140,000	19/06/2022

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: 04/07/2022 12:17

379a Glen Eira Road, Caulfield North Vic 3161

THE AGENCY



3 2 2

Property Type: Town House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
04/07/2021 - 03/07/2022: $1,595,000

Comparable Properties



3/34-44 Regent St ELSTERNWICK 3185 (REI)

3 2 2

Price: $1,230,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Townhouse (Res)

Agent Comments



4/179-181 Bambra Rd CAULFIELD SOUTH 3162 (REI)

3 2 1

Price: $1,180,000
Method: Sold Before Auction
Date: 23/06/2022
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



9 Raglan St CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,140,000
Method: Auction Sale
Date: 19/06/2022
Property Type: Townhouse (Res)

Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388

REIV THE DIFFERENCE

propertydata .com.au

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