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	1/31 Sylverly Grove, Caulfield Vic 3162

Indicative selling price

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

Single price $1,920,000

Median sale price

Median price $1,500,000 Property Type Townhouse Suburb Caulfield

Period - From 20/11/2023 to 19/11/2024 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	4/152-154 Orrong Rd CAULFIELD NORTH 3161	$1,820,000	16/06/2024
2	22a Orrong Cr CAULFIELD NORTH 3161	$1,790,000	04/06/2024
3			

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: 20/11/2024 11:27

1/31 Sylverly Grove, Caulfield Vic 3162

KAY & BURTON



4 3 2

Property Type: House
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$1,920,000
Median Townhouse Price
20/11/2023 - 19/11/2024: $1,500,000

Comparable Properties



4/152-154 Orrong Rd CAULFIELD NORTH 3161 (REI)

4 2 2

Price: $1,820,000
Method: Auction Sale
Date: 16/06/2024
Property Type: Townhouse (Res)

Agent Comments



22a Orrong Cr CAULFIELD NORTH 3161 (REI/VG)

4 3 3

Price: $1,790,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171

REIV THE DIFFERENCE | propertydata.com.au

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