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	19 Holland Grove, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,450,000 & $1,500,000

Median sale price

Median price $1,387,500 Property Type Townhouse Suburb Caulfield North

Period - From 15/05/2023 to 14/05/2024 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	28 Crimea St CAULFIELD NORTH 3161	$1,532,000	02/03/2024
2	37 Edward St ELSTERNWICK 3185	$1,457,000	06/04/2024
3	10 Blanche St ELSTERNWICK 3185	$1,425,000	18/11/2023

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: 15/05/2024 18:16

19 Holland Grove, Caulfield North Vic 3161



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,500,000
Median Townhouse Price
15/05/2023 - 14/05/2024: $1,387,500

Comparable Properties



28 Crimea St CAULFIELD NORTH 3161 (REI)

2 1 2

Price: $1,532,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments



37 Edward St ELSTERNWICK 3185 (REI)

2 1 -

Price: $1,457,000
Method: Private Sale
Date: 06/04/2024
Property Type: House (Res)

Agent Comments



10 Blanche St ELSTERNWICK 3185 (REI/VG)

2 1 2

Price: $1,425,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)

Agent Comments

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

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