Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 451 Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,900,000		&		\$2,090,000				
Median sale price									
Median price	\$2,120,500	Pro	operty Type	Hou	se		Suburb	Caulfield North	
Period - From	05/03/2019	to	04/03/2020)	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	160 Bambra Rd CAULFIELD 3162	\$2,010,000	23/02/2020
2	23 Tennyson St MALVERN EAST 3145	\$2,000,000	12/10/2019
3	33 Briggs St CAULFIELD 3162	\$1,995,000	06/09/2019

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:

05/03/2020 15:01



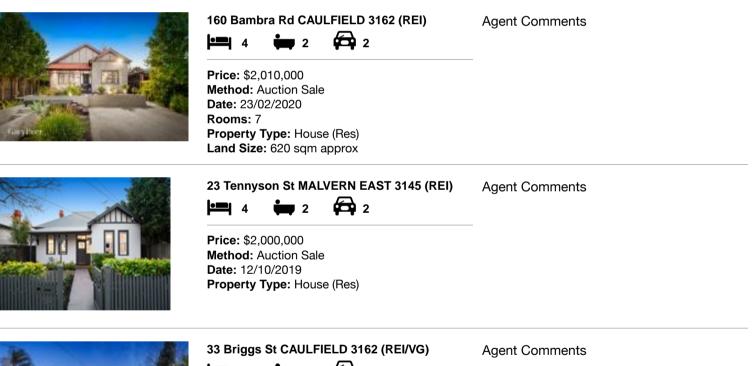






Rooms: 7 Property Type: House (Res) Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price 05/03/2019 - 04/03/2020: \$2,120,500

Comparable Properties





🍋 4 🗰 2 🋱 2

Price: \$1,995,000 Method: Private Sale Date: 06/09/2019 Rooms: 6 Property Type: House (Res) Land Size: 766 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.