

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

4/28 EUMERALLA ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

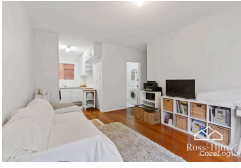
Date of sale

1/28 EUMERALLA ROAD CAULFIELD SOUTH VIC 3162	\$445,000	30-Apr-24
5/335 NORTH ROAD CAULFIELD SOUTH VIC 3162	\$470,000	28-Sep-24
3/335 NORTH ROAD CAULFIELD SOUTH VIC 3162	\$485,000	06-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 30 October 2024

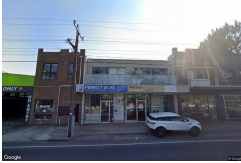


**1/28 EUMERALLA ROAD
CAULFIELD SOUTH VIC 3162**

 2  1  1

Sold Price **\$445,000** Sold Date **30-Apr-24**

Distance **0km**



**5/335 NORTH ROAD CAULFIELD
SOUTH VIC 3162**

 2  1  1

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **28-Sep-24**

Distance **0.68km**



**3/335 NORTH ROAD CAULFIELD
SOUTH VIC 3162**

 2  1  -

Sold Price ^{RS} **\$485,000** Sold Date **06-Oct-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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