

## 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

6/113 Eskdale Road Caulfield North VIC 3161

### Indicative selling price

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

Single Price

\$340,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2020

to

31 May 2021

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

5/214 Kambrook Road Caulfield VIC 3162	\$350,000	11-Apr-21
7/2 Rosedale Avenue Glen Huntly VIC 3163	\$320,000	21-Feb-21

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: 07 June 2021



**5/214 Kambrook Road Caulfield VIC 3162**

RS

**\$350,000**

Sold Date

**11-Apr-21**

1



1



1

Distance

**1.11km**

**7/2 Rosedale Avenue Glen Huntly VIC 3163**

Sold Price

**\$320,000**

Sold Date

**21-Feb-21**

1



1



1

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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