

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

15 Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$2,100,000

&

\$2,310,000

Median sale price

Median price

\$1,945,000

Property Type

House

Suburb

Caulfield South

Period - From

01/04/2021

to

30/06/2021

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 Scott St CAULFIELD SOUTH 3162	\$2,102,000	29/05/2021
2	31 Ludbrook Av CAULFIELD SOUTH 3162	\$2,200,000	07/05/2021
3	2 Steele St CAULFIELD SOUTH 3162	\$2,225,000	18/04/2021

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:

13/10/2021 15:01

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Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

June quarter 2021: \$1,945,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



28 Scott St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

3 1 2

Price: \$2,102,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House

Land Size: 671 sqm approx



31 Ludbrook Av CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

4 2 2

Price: \$2,200,000

Method: Sold Before Auction

Date: 07/05/2021

Property Type: House (Res)

Land Size: 663 sqm approx



2 Steele St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

4 2 3

Price: \$2,225,000

Method: Auction Sale

Date: 18/04/2021

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525