

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

4/8 St Aubins Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Caulfield North

Period - From 01/01/2021

to 31/03/2021

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	14/71 Denbigh Rd ARMADALE 3143	\$1,276,000	26/06/2021
2	13/9 Milton St ELWOOD 3184	\$1,235,000	28/05/2021
3	2/5 Walworth Av CAULFIELD NORTH 3161	\$1,202,000	22/05/2021

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:

29/06/2021 14:00

Marshall Rushford

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

March quarter 2021: \$750,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



14/71 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$1,276,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Apartment



13/9 Milton St ELWOOD 3184 (REI)

Agent Comments

2 2 1

Price: \$1,235,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Apartment



2/5 Walworth Av CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$1,202,000

Method: Auction Sale

Date: 22/05/2021

Rooms: 6

Property Type: Apartment