

# 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

2/10 Grey Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

### Median sale price

Median price \$1,230,000

Property Type Unit

Suburb Caulfield South

Period - From 01/10/2021

to 31/12/2021

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	1/223 Centre Rd BENTLEIGH 3204	\$1,305,000	27/11/2021
2	215 Bambra Rd CAULFIELD SOUTH 3162	\$1,260,000	28/11/2021
3	1/453 Kooyong Rd ELSTERNWICK 3185	\$1,170,000	09/12/2021

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:

14/02/2022 09:22

2/10 Grey Street, Caulfield South Vic 3162

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,250,000

**Median Unit Price**

December quarter 2021: \$1,230,000



3 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 354 sqm approx

Agent Comments

## Comparable Properties



**1/223 Centre Rd BENTLEIGH 3204 (REI)**

Agent Comments

3 1 1

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** House (Res)



**215 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 28/11/2021

**Property Type:** House - Semi-detached

**Land Size:** 235 sqm approx



**1/453 Kooyong Rd ELSTERNWICK 3185 (REI)**

Agent Comments

3 2 2

**Price:** \$1,170,000

**Method:** Sold Before Auction

**Date:** 09/12/2021

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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