

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

11 Mitchell Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$2,105,000

Property Type

House

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	16 Cromwell St CAULFIELD NORTH 3161	\$2,025,000	08/07/2021
2	3 Hart St CAULFIELD NORTH 3161	\$2,416,000	06/06/2021
3	14 Edinburgh Av CAULFIELD 3162	\$2,011,000	27/05/2021

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:

13/07/2021 16:56



Property Type:
Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2021: \$2,105,000

Comparable Properties



16 Cromwell St CAULFIELD NORTH 3161 (REI) **Agent Comments**



Price: \$2,025,000

Method: Private Sale

Date: 08/07/2021

Property Type: House

Land Size: 644 sqm approx



3 Hart St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$2,416,000

Method: Auction Sale

Date: 06/06/2021

Rooms: 5

Property Type: House (Res)

Land Size: 615 sqm approx



14 Edinburgh Av CAULFIELD 3162 (REI)

Agent Comments



Price: \$2,011,000

Method: Auction Sale

Date: 27/05/2021

Rooms: 6

Property Type: House (Res)

Land Size: 590 sqm approx