

# 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

8 Mitchell 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)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,249,000 Property Type House Suburb Caulfield North

Period - From 01/01/2019 to 31/12/2019 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	322 Alma Rd CAULFIELD NORTH 3161	\$2,350,000	11/12/2019
2	19 Fosbery Av CAULFIELD NORTH 3161	\$2,230,000	03/09/2019
3	126 Murray St CAULFIELD 3162	\$2,165,000	27/10/2019

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:

18/02/2020 17:24



**Property Type:** House

**Land Size:** 748 sqm approx

Agent Comments

A picture of pride for the one owner of over 40 years, this time-honoured 4 bedroom + study 2 bathroom family home showcases 3 separate living zones taking in the northern light; a state of the art kitchen with Caesar Stone benchtops & top appliances; an upstairs bedroom retreat (living area, 2 balconies, BIRs and bathroom), and a covered alfresco area by the in-ground pool. Appointed with video intercom, zoned ducted heating, air cond, an alarm, ducted vac and auto gates to a double carport, it's superb living in this coveted pocket, stroll to the Hawthorn Road tram, City Hall, Caulfield Junction & Caulfield Park.

## Comparable Properties



**322 Alma Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$2,350,000

**Method:** Sold Before Auction

**Date:** 11/12/2019

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**19 Fosbery Av CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$2,230,000

**Method:** Expression of Interest

**Date:** 03/09/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 896 sqm approx



**126 Murray St CAULFIELD 3162 (REI)**

Agent Comments



**Price:** \$2,165,000

**Method:** Auction Sale

**Date:** 27/10/2019

**Property Type:** House (Res)

**Land Size:** 777 sqm approx