Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

8 Mitchell Road, Caulfield North Vic 3161

Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$2,249,000	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale



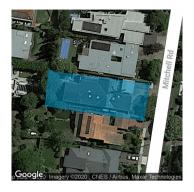
9573 6100 0407 412 142 arilevin@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price**

Year ending December 2019: \$2,249,000

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)

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 Agent Comments

(REI/VG)

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)

Price: \$2,165,000 Method: Auction Sale **Date:** 27/10/2019

Property Type: House (Res) Land Size: 777 sqm approx

Agent Comments

Agent Comments



Account - Jellis Craig | P: 03 9593 4500



