

# 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

5/5 Derby Crescent, Caulfield East Vic 3145

### Indicative selling price

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

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$639,750

Property Type

Unit

Suburb

Caulfield East

Period - From

01/07/2022

to

30/06/2023

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	7/5 Derby Cr CAULFIELD EAST 3145	\$647,000	28/04/2023
2	11/147 Neerim Rd GLEN HUNTLY 3163	\$639,000	06/05/2023
3	174 Neerim Rd CARNEGIE 3163	\$605,000	08/07/2023

**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:

16/08/2023 14:21

5/5 Derby Crescent, Caulfield East Vic 3145

Jason Isaacs

03 8532 5200

0488 700 789

jason.isaacs@belleproperty.com

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending June 2023: \$639,750



2 1 1

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**7/5 Derby Cr CAULFIELD EAST 3145 (REI)**

**Agent Comments**

2 1 1

**Price:** \$647,000

**Method:** Private Sale

**Date:** 28/04/2023

**Property Type:** House



**11/147 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$639,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Apartment



**174 Neerim Rd CARNEGIE 3163 (REI)**

**Agent Comments**

2 1 1

**Price:** \$605,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** Townhouse (Res)

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018