

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

402b Glen Eira Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$813,750 Property Type Unit Suburb Caulfield

Period - From 01/01/2021 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.

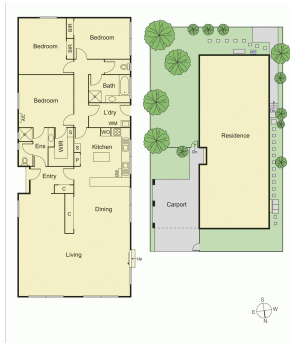
	Address of comparable property	Price	Date of sale
1	2/17 Ellington St CAULFIELD SOUTH 3162	\$1,520,000	02/12/2021
2	2/23 Jenkins St CAULFIELD SOUTH 3162	\$1,431,000	21/11/2021
3	2/303 Glen Eira Rd CAULFIELD NORTH 3161	\$1,370,000	14/12/2021

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:

24/01/2022 11:35



3 Bedrooms 2 Bathrooms 2 Carports

Rooms: 5
Property Type: Unit
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median Unit Price
 Year ending December 2021: \$813,750

Comparable Properties



2/17 Ellington St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 Bedrooms 2 Bathrooms 2 Carports

Price: \$1,520,000
Method: Sold Before Auction
Date: 02/12/2021
Property Type: Unit



2/23 Jenkins St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 Bedrooms 2 Bathrooms 2 Carports

Price: \$1,431,000
Method: Auction Sale
Date: 21/11/2021
Property Type: Unit



2/303 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 Bedrooms 2 Bathrooms 2 Carports

Price: \$1,370,000
Method: Auction Sale
Date: 14/12/2021
Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088