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

11a Newlyn Street, Caulfield Vic 3162

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	1 \$1,210,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$845,000	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Raglan St CAULFIELD NORTH 3161	\$1,210,000	27/04/2021
2	2/11-15 Roselea St CAULFIELD SOUTH 3162	\$1,300,000	27/03/2021
3	1/10-12 Roselea St CAULFIELD SOUTH 3162	\$1,277,777	21/03/2021

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:

14/07/2021 16:25





nickrenna@jelliscraig.com.au

March quarter 2021: \$845,000

Indicative Selling Price \$1,210,000 - \$1,300,000

Median Unit Price

Nick Renna 9593 4500 0411 551 190



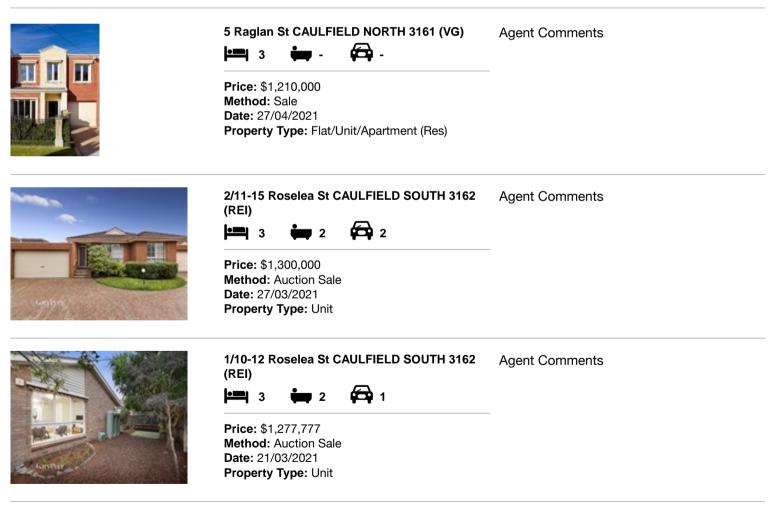


Rooms: 5 Property Type: Strata Unit/Flat Land Size: 380 sqm approx

Agent Comments

Light and airy with a sensational flow of space, this amazing 70s 3 bedroom 2.5 bathroom freestanding family haven has lasting appeal on a single level. Immaculately maintained and stylishly refreshed, this picture of pride welcomes you with WOW

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.