

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,210,000

&

\$1,300,000

### Median sale price

Median price \$845,000

Property Type Unit

Suburb Caulfield

Period - From 01/01/2021

to 31/03/2021

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	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



3 2 3

**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



**5 Raglan St CAULFIELD NORTH 3161 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,210,000

**Method:** Sale

**Date:** 27/04/2021

**Property Type:** Flat/Unit/Apartment (Res)



**2/11-15 Roselea St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Unit



**1/10-12 Roselea St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,277,777

**Method:** Auction Sale

**Date:** 21/03/2021

**Property Type:** Unit