

# 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

1/28 Eumeralla Road, Caulfield South 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

\$390,000

&

\$429,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Caulfield South

Period - From

16/04/2023

to

15/04/2024

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	7/1-3 Duke St CAULFIELD SOUTH 3162	\$470,000	24/10/2023
2			
3			

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:

16/04/2024 13:52



**Rooms:** 3

**Property Type:** Flat

Agent Comments

## Comparable Properties



**7/1-3 Duke St CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$470,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Apartment

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.