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

10a Ash Grove, Caulfield Vic 3162

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$860,000	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	01/10/2020	to	31/12/2020		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 sixmonths 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	4/543-555 Glen Huntly Rd ELSTERNWICK 3185	\$1,475,000	10/04/2021
2	2/22 Oakleigh Rd CARNEGIE 3163	\$1,421,000	20/02/2021
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:

13/04/2021 11:45









Property Type: Townhouse (Single) Agent Comments Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price December quarter 2020: \$860,000

Comparable Properties



4/543-555 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments (REI)



Price: \$1,475,000 Method: Auction Sale Date: 10/04/2021 Property Type: Townhouse (Res)



2/22 Oakleigh Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$1,421,000 Method: Auction Sale Date: 20/02/2021 Property Type: Townhouse (Res) Land Size: 486 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200

REIV



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.