

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Caulfield

Period - From 01/10/2020

to 31/12/2020

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	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

**Jellis
Craig**



Property Type: Townhouse
(Single)

Agent Comments

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.