

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

19/28 Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$1,116,250

Property Type

Unit

Suburb

Caulfield South

Period - From

01/01/2022

to

31/12/2022

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	6/60 Ulupna Rd ORMOND 3204	\$410,000	10/11/2022
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:

21/02/2023 11:10

19/28 Eumeralla Road, Caulfield South Vic 3162

**Jellis
Craig**

Myron Ching

9573 6100

0431 262 955

myronching@jellisrcraig.com.au

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending December 2022: \$1,116,250



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/60 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Auction Sale

Date: 10/11/2022

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.

Account - Jellis Craig | P: 03 9593 4500



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