

## 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

41 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 \$1,410,000 &amp; \$1,490,000

## Median sale price

Median price \$1,430,000 House X Unit Suburb Caulfield South

Period - From 01/01/2019 to 31/03/2019 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	173 Bambra Rd CAULFIELD 3162	\$1,500,000	12/03/2019
2	38 Amelia St MCKINNON 3204	\$1,420,000	17/04/2019
3	46 Bealiba Rd CAULFIELD SOUTH 3162	\$1,350,000	07/04/2019

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.



3 2 3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,410,000 - \$1,490,000

**Median House Price**

March quarter 2019: \$1,430,000

## Comparable Properties



**173 Bambra Rd CAULFIELD 3162 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 12/03/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**38 Amelia St MCKINNON 3204 (REI)**

Agent Comments

3 1 1

**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 17/04/2019

**Rooms:** 6

**Property Type:** House



**46 Bealiba Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3 2 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 07/04/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 515 sqm approx