

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

33 Lloyds Avenue, Caulfield East Vic 3145

Indicative selling price

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

Single price

\$1,060,000

Median sale price

Median price

\$598,500

Property Type

Unit

Suburb

Caulfield East

Period - From

01/10/2020

to

30/09/2021

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	1/20 St Huberts Rd CARNEGIE 3163	\$1,062,000	03/07/2021
2	8/848 Glen Huntly Rd CAULFIELD SOUTH 3162	\$1,060,000	28/10/2021
3	5/27 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,005,000	17/11/2021

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:

13/12/2021 09:47

Marshall Rushford

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Indicative Selling Price

\$1,060,000

Median Unit Price

Year ending September 2021: \$598,500



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/20 St Huberts Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,062,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Townhouse (Res)



8/848 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Sold Before Auction

Date: 28/10/2021

Property Type: Townhouse (Res)



5/27 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 1

Price: \$1,005,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Villa

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018