

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

391a Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,125,000

&

\$1,175,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Caulfield North

Period - From 31/10/2023

to

30/10/2024

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 | 3/10 Princes St CAULFIELD NORTH 3161 | \$1,285,000 | 20/09/2024 |
| 2 | 5/1-3 Pearce St CAULFIELD SOUTH 3162 | \$1,130,000 | 20/09/2024 |
| 3 | 3/283 Glen Eira Rd CAULFIELD NORTH 3161 | \$1,250,000 | 11/08/2024 |

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:

31/10/2024 09:51



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,125,000 - \$1,175,000

Median Townhouse Price

31/10/2023 - 30/10/2024: \$1,350,000

Comparable Properties



3/10 Princes St CAULFIELD NORTH 3161 (REI) Agent Comments

3 2 2

Price: \$1,285,000

Method: Private Sale

Date: 20/09/2024

Property Type: Townhouse (Single)



5/1-3 Pearce St CAULFIELD SOUTH 3162 (REI) Agent Comments

3 2 2

Price: \$1,130,000

Method: Sold Before Auction

Date: 20/09/2024

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



3/283 Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

3 2 1

Price: \$1,250,000

Method: Auction Sale

Date: 11/08/2024

Property Type: Townhouse (Res)

Account - Atria Real Estate