

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

11/61 Eskdale Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2021 to 31/03/2022 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	8/94 Eskdale Rd CAULFIELD NORTH 3161	\$315,000	25/03/2022
2	11/113 Eskdale Rd CAULFIELD NORTH 3161	\$294,000	18/02/2022
3	7/113 Eskdale Rd CAULFIELD NORTH 3161	\$265,000	10/11/2021

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:

04/05/2022 09:19

11/61 Eskdale Road, Caulfield North Vic 3161



James Burne

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Indicative Selling Price

\$280,000 - \$305,000

Median Unit Price

Year ending March 2022: \$700,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/94 Eskdale Rd CAULFIELD NORTH 3161 (REI)



Price: \$315,000

Method: Private Sale

Date: 25/03/2022

Property Type: Apartment

Agent Comments

Similar age building and in very close proximity.



11/113 Eskdale Rd CAULFIELD NORTH 3161 (VG)



Price: \$294,000

Method: Sale

Date: 18/02/2022

Property Type: Strata Unit/Flat

Agent Comments

Same street and and similar condition one bedroom apartment.



7/113 Eskdale Rd CAULFIELD NORTH 3161 (VG)



Price: \$265,000

Method: Sale

Date: 10/11/2021

Property Type: Strata Unit/Flat

Agent Comments

Only 400 metres away, similar condition and same street.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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