

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

7/28 Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$1,150,000 Property Type Unit Suburb Caulfield South

Period - From 01/07/2021 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 | 7/11 Ormond Rd ORMOND 3204 | \$460,000 | 25/11/2021 |
| 2 | 88/115 Neerim Rd GLEN HUNTLY 3163 | \$452,000 | 26/11/2021 |
| 3 | 2/25 Lillimur Rd ORMOND 3204 | \$445,000 | 26/06/2021 |

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:

06/12/2021 09:59



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/11 Ormond Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: Apartment



88/115 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$452,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: Apartment



2/25 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$445,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Apartment