

## 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

31 Aileen Avenue 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,756,260

Property type

House

Suburb

Caulfield South

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

2/36 Parnell Street Elsternwick VIC 3185	\$990,000	28-Jun-21
2/5 Latrobe Street Caulfield South VIC 3162	\$958,501	02-May-21

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 6 months.

This Statement of Information was prepared on: 13 October 2021

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**2/36 Parnell Street Elsternwick VIC 3185**

Sold Price

**\$990,000**

Sold Date

**28-Jun-21**

2

1

1

Distance

**0.66km****2/5 Latrobe Street Caulfield South VIC 3162**

Sold Price

**\$958,501**

Sold Date

**02-May-21**

2

1

1

Distance

**1.6km**

RS = Recent sale

UN = Undisclosed Sale

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