

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

21 Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,902,000 Property Type House 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 | 16 Bokhara Rd CAULFIELD SOUTH 3162 | \$2,420,000 | 16/05/2021 |
| 2 | 13 Laura St CAULFIELD SOUTH 3162 | \$2,325,000 | 08/05/2021 |
| 3 | 2 Steele St CAULFIELD SOUTH 3162 | \$2,225,000 | 18/04/2021 |

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: 18/10/2021 13:00



 4  3  2

Rooms: 6

Property Type: House (Res)

Land Size: 886 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

September quarter 2021: \$1,902,000

Gracious period proportions are beautifully complemented by a skilful Avi Minder designed renovation/extension that adds seamless indoor/outdoor entertaining, a chic gourmet kitchen and separate self-contained studio to this elegant family home surrounded by peaceful parkland, local cafes and Caulfield South Primary. Includes soaring decorative ceilings and secure OSP.

Comparable Properties



16 Bokhara Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,420,000

Method: Auction Sale

Date: 16/05/2021

Property Type: House (Res)

Land Size: 628 sqm approx



13 Laura St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

 4  2  2

Price: \$2,325,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 607 sqm approx



2 Steele St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

 4  2  3

Price: \$2,225,000

Method: Auction Sale

Date: 18/04/2021

Property Type: House (Res)

Land Size: 585 sqm approx