

# 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

1/15 Edinburgh Avenue, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,960,000

&

\$2,150,000

### Median sale price

Median price \$1,832,500

Property Type House

Suburb Caulfield

Period - From 01/10/2022

to 31/12/2022

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	2/15 Edinburgh Av CAULFIELD 3162	\$2,100,000	14/08/2022
2	20b Latrobe St CAULFIELD SOUTH 3162	\$1,950,000	09/11/2022
3			

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:

22/02/2023 12:28

1/15 Edinburgh Avenue, Caulfield Vic 3162

Marshall Rushford  
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**Indicative Selling Price**

\$1,960,000 - \$2,150,000

**Median House Price**

December quarter 2022: \$1,832,500



4 3 2

**Property Type:** House

Agent Comments

## Comparable Properties



**2/15 Edinburgh Av CAULFIELD 3162 (REI/VG)** Agent Comments

4 3 2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 14/08/2022

**Property Type:** House (Res)

**Land Size:** 424 sqm approx



**20b Latrobe St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

4 3 2

**Price:** \$1,950,000

**Method:** Sold Before Auction

**Date:** 09/11/2022

**Property Type:** Townhouse (Res)

**Land Size:** 344 sqm approx

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.

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018