

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 3/14 Olive Street, Caulfield South Vic 3162

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$1,023,000 Property Type Unit Suburb Caulfield South

Period - From 01/07/2023 to 30/06/2024 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	12/115 Eskdale Rd CAULFIELD NORTH 3161	\$381,000	27/06/2024
2	10/49 Ulupna Rd ORMOND 3204	\$380,000	12/05/2024
3	10/353 Kooyong Rd ELSTERNWICK 3185	\$365,000	18/04/2024

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:

22/07/2024 10:08

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Indicative Selling Price
\$370,000

Median Unit Price
Year ending June 2024: \$1,023,000



Property Type: Apartment
Agent Comments

Comparable Properties



12/115 Eskdale Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$381,000
Method: Auction Sale
Date: 27/06/2024
Property Type: Apartment



10/49 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$380,000
Method: Sold Before Auction
Date: 12/05/2024
Property Type: Apartment



10/353 Kooyong Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$365,000
Method: Auction Sale
Date: 18/04/2024
Property Type: Unit

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