## 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

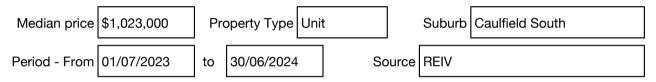
3/14 Olive Street, Caulfield South Vic 3162

#### Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$370,000

#### Median sale price



#### 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









**Property Type:** Apartment Agent Comments

Jason Isaacs 03 8532 5200 0488 700 789 jason.isaacs@belleproperty.com

Indicative Selling Price \$370,000 Median Unit Price Year ending June 2024: \$1,023,000

# **Comparable Properties**



12/115 Eskdale Rd CAULFIELD NORTH 3161 Agent Comments (REI)



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





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