## 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

25 St Vincent Street, Caulfield East Vic 3145

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$452,000	Pro	operty Type	Unit			Suburb	Caulfield East
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/58 Woornack Rd CARNEGIE 3163	\$840,000	12/02/2022
2	3/95 Oakleigh Rd CARNEGIE 3163	\$830,000	15/12/2021
3	4/195 Grange Rd GLEN HUNTLY 3163	\$818,000	10/04/2022

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:

28/04/2022 15:34









Property Type: House Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** Year ending March 2022: \$452,000

# **Comparable Properties**



4/58 Woornack Rd CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$840,000 Method: Auction Sale Date: 12/02/2022 Property Type: Unit

3/95 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments





Price: \$830,000 Method: Sold Before Auction Date: 15/12/2021 Property Type: Unit

4/195 Grange Rd GLEN HUNTLY 3163 (REI)



Agent Comments



Price: \$818.000 Method: Auction Sale Date: 10/04/2022 Property Type: Unit

#### Account - Jellis Craig | P: 03 9593 4500



propertydata

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