

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$452,000

Property Type Unit

Suburb Caulfield East

Period - From 01/04/2021

to 31/03/2022

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	4/58 Woonack 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



2 1 2

Property Type: House

Agent Comments

Comparable Properties



4/58 Wornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$840,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$830,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: Unit



4/195 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

3 1 1

Price: \$818,000

Method: Auction Sale

Date: 10/04/2022

Property Type: Unit