

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

8/26 Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$305,000

Median sale price

Median price \$1,020,000 Property Type Unit Suburb Caulfield South

Period - From 01/04/2023 to 31/03/2024 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 | 6/14 Alder St CAULFIELD SOUTH 3162 | \$315,000 | 08/04/2024 |
| 2 | 6/129 Grange Rd GLEN HUNTLY 3163 | \$302,500 | 20/01/2024 |
| 3 | 5/8 Rosedale Av GLEN HUNTLY 3163 | \$300,000 | 18/05/2024 |

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:

23/05/2024 09:34



Property Type: Apartment

Agent Comments

Comparable Properties



6/14 Alder St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 08/04/2024

Property Type: Apartment

6/129 Grange Rd GLEN HUNTLY 3163 (VG)

Agent Comments



Price: \$302,500

Method: Sale

Date: 20/01/2024

Property Type: Strata Unit/Flat



5/8 Rosedale Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$300,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200