

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

56 York Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,906,000

Property Type House

Suburb Caulfield South

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	12 York St CAULFIELD SOUTH 3162	\$2,000,000	06/03/2022
2	34 Latrobe Ct CAULFIELD SOUTH 3162	\$1,960,000	29/05/2022
3	12 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,875,000	28/05/2022

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:

08/06/2022 09:08

56 York Street, Caulfield South Vic 3162

THE AGENCY

Eyal Malka

03 8578 0388

0414 778 837

eyalmalka@theagency.com.au

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending March 2022: \$1,906,000



Property Type:

Agent Comments

Comparable Properties



12 York St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 06/03/2022

Property Type: House (Res)

Land Size: 535 sqm approx



34 Latrobe Ct CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,960,000

Method: Auction Sale

Date: 29/05/2022

Property Type: House (Res)

Land Size: 794 sqm approx



12 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,875,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 656 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388



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