

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

8/19 Ash Grove, Caulfield Vic 3162

Indicative selling price

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

Range between

\$340,000

&

\$360,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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 | 11/11 Johnstone St MALVERN 3144 | \$360,000 | 11/10/2023 |
| 2 | 5/24 Lillimur Rd ORMOND 3204 | \$355,000 | 24/08/2023 |
| 3 | 113/28 Watson Gr GLEN HUNTLY 3163 | \$350,000 | 27/07/2023 |

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:

01/11/2023 13:49

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
No median price available

Comparable Properties



11/11 Johnstone St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$360,000
Method: Private Sale
Date: 11/10/2023
Property Type: Apartment



5/24 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$355,000
Method: Private Sale
Date: 24/08/2023
Property Type: Apartment



113/28 Watson Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000
Method: Private Sale
Date: 27/07/2023
Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900