

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

15/28 EUMERALLA ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

4/27 ROYAL AVENUE GLEN HUNTLY VIC 3163	\$419,000	10-Nov-24
10/27 ROYAL AVENUE GLEN HUNTLY VIC 3163	\$418,000	23-Jun-24
10/19 ASH GROVE CAULFIELD VIC 3162	\$420,000	11-Sep-24

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 6 months.

This Statement of Information was prepared on: 25 November 2024



4/27 ROYAL AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price ^{RS} **\$419,000** ^{UN} Sold Date **10-Nov-24**

Distance **0.96km**



10/27 ROYAL AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price **\$418,000** Sold Date **23-Jun-24**

Distance **0.96km**



10/19 ASH GROVE CAULFIELD VIC 3162

2 1 1

Sold Price **\$420,000** Sold Date **11-Sep-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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