

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

379a Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,595,000

Property Type Townhouse

Suburb Caulfield North

Period - From 04/07/2021

to

03/07/2022

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	3/34-44 Regent St ELSTERNWICK 3185	\$1,230,000	09/04/2022
2	4/179-181 Bambra Rd CAULFIELD SOUTH 3162	\$1,180,000	23/06/2022
3	9 Raglan St CAULFIELD NORTH 3161	\$1,140,000	19/06/2022

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:

04/07/2022 12:17



3 2 2

Property Type: Town House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

04/07/2021 - 03/07/2022: \$1,595,000

Comparable Properties



3/34-44 Regent St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)



4/179-181 Bambra Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 1

Price: \$1,180,000

Method: Sold Before Auction

Date: 23/06/2022

Rooms: 4

Property Type: Townhouse (Res)



9 Raglan St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 19/06/2022

Property Type: Townhouse (Res)