

# 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 451 Glen Eira Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,120,500 Property Type House Suburb Caulfield North

Period - From 05/03/2019 to 04/03/2020 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	160 Bambra Rd CAULFIELD 3162	\$2,010,000	23/02/2020
2	23 Tennyson St MALVERN EAST 3145	\$2,000,000	12/10/2019
3	33 Briggs St CAULFIELD 3162	\$1,995,000	06/09/2019

**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: 05/03/2020 15:01



4   2   2

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,900,000 - \$2,090,000  
**Median House Price**  
 05/03/2019 - 04/03/2020: \$2,120,500

## Comparable Properties



**160 Bambra Rd CAULFIELD 3162 (REI)**

Agent Comments

4   2   2

**Price:** \$2,010,000  
**Method:** Auction Sale  
**Date:** 23/02/2020  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**23 Tennyson St MALVERN EAST 3145 (REI)**

Agent Comments

4   2   2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** House (Res)



**33 Briggs St CAULFIELD 3162 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,995,000  
**Method:** Private Sale  
**Date:** 06/09/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx