

# 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

3/154 Neerim Road, Caulfield East Vic 3145

### Indicative selling price

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

Range between \$375,000 & \$410,000

### Median sale price

Median price \$375,750 Property Type Unit Suburb Caulfield East

Period - From 25/02/2019 to 24/02/2020 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	2/10-12 Woorayl St CARNEGIE 3163	\$413,500	22/02/2020
2	4/113 Eskdale Rd CAULFIELD NORTH 3161	\$395,000	17/01/2020
3	4/1 Leila Rd ORMOND 3204	\$385,000	15/02/2020

**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:

25/02/2020 13:01

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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$375,000 - \$410,000  
**Median Unit Price**  
25/02/2019 - 24/02/2020: \$375,750

## Comparable Properties



**2/10-12 Woorayl St CARNEGIE 3163 (REI)**

**Agent Comments**

1   1   1

**Price:** \$413,500  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** Apartment



**4/113 Eskdale Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

1   1   1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 17/01/2020  
**Rooms:** 2  
**Property Type:** Apartment



**4/1 Leila Rd ORMOND 3204 (REI)**

**Agent Comments**

1   1   1

**Price:** \$385,000  
**Method:** Auction Sale  
**Date:** 15/02/2020  
**Property Type:** Apartment