

## 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 3/26 Eumeralla Road, Caulfield South Vic 3162

#### Indicative selling price

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

Range between \$275,000 & \$280,000

#### Median sale price

Median price \$719,000 House Unit X Suburb Caulfield South

Period - From 01/07/2018 to 30/06/2019 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 Lillimur Rd ORMOND 3204	\$285,000	20/05/2019
2	4/12 St Huberts Rd CARNEGIE 3163	\$275,000	04/05/2019
3	2/14 Olive St CAULFIELD SOUTH 3162	\$260,000	04/05/2019

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.



 2    -   

**Rooms:**  
**Property Type:** Flat  
**Land Size:** 804.607 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$275,000 - \$280,000  
**Median Unit Price**  
 Year ending June 2019: \$719,000

## Comparable Properties



3/34 Lillimur Rd ORMOND 3204 (REI/VG)

**Agent Comments**

 1    1    1

**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 20/05/2019  
**Rooms:** -  
**Property Type:** Apartment



4/12 St Huberts Rd CARNEGIE 3163 (REI/VG)

**Agent Comments**

 1    1    1

**Price:** \$275,000  
**Method:** Auction Sale  
**Date:** 04/05/2019  
**Rooms:** -  
**Property Type:** Apartment



2/14 Olive St CAULFIELD SOUTH 3162 (REI)

**Agent Comments**

 1    1    1

**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 04/05/2019  
**Rooms:** -  
**Property Type:** Apartment