

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	3/26 Eumeralla Road, Caulfield South Vic 3162
Including suburb and	, and the second se
postcode	

Indicative selling price

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

&	\$280,000
	&

Median sale price

Median price	\$719,000	Hou	ıse	Unit	Х	S	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.

Ad	dress 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.















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)

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Price: \$285.000 Method: Private Sale Date: 20/05/2019

Rooms: -

Property Type: Apartment

Agent Comments



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







Price: \$275.000 Method: Auction Sale Date: 04/05/2019

Rooms: -

Property Type: Apartment



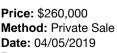






Agent Comments

Agent Comments



Rooms: -

Property Type: Apartment

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