

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

19 Holland Grove, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,140,000 Property Type House Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 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	10 Blanche St ELSTERNWICK 3185	\$1,425,000	18/11/2023
2	6 Jasmine St CAULFIELD SOUTH 3162	\$1,357,000	15/10/2023
3	22 Leslie St ELSTERNWICK 3185	\$1,350,000	04/09/2023

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:

19/01/2024 08:19



Property Type: House
Land Size: 246 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 December quarter 2023: \$2,140,000

Comparable Properties



10 Blanche St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)



6 Jasmine St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,357,000
Method: Auction Sale
Date: 15/10/2023
Property Type: House (Res)
Land Size: 395 sqm approx



22 Leslie St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 04/09/2023
Property Type: House (Res)
Land Size: 306 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372