

# 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 Malvern Grove, 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$2,662,500 Property Type House Suburb Caulfield North

Period - From 01/04/2023 to 30/06/2023 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	60 Jordan St MALVERN 3144	\$1,450,000	24/06/2023
2	5 Bella Vista Rd CAULFIELD NORTH 3161	\$1,400,000	26/03/2023
3	2/245 Alma Rd ST KILDA EAST 3183	\$1,340,000	15/05/2023

**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:

18/07/2023 11:57



2   1   0

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
June quarter 2023: \$2,662,500

## Comparable Properties



**60 Jordan St MALVERN 3144 (REI)**

Agent Comments

2   1   -

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 209 sqm approx



**5 Bella Vista Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,400,000  
**Method:** Sold After Auction  
**Date:** 26/03/2023  
**Property Type:** House (Res)



**2/245 Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments

3   2   2

**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 15/05/2023  
**Property Type:** Villa

Account - Marshall White | P: 03 9822 9999