

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 3/14 Olive Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$1,213,000 Property Type Unit Suburb Caulfield South

Period - From 01/01/2024 to 31/03/2024 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	10/353 Kooyong Rd ELSTERNWICK 3185	\$365,000	18/04/2024
2	17/41 Clarence St ELSTERNWICK 3185	\$357,500	24/12/2023
3	7/559 Glen Huntly Rd ELSTERNWICK 3185	\$350,000	17/03/2024

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.~~

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Jason Isaacs
03 8532 5200
0488 700 789
jason.isaacs@belleproperty.com



Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
March quarter 2024: \$1,213,000

Comparable Properties



10/353 Kooyong Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$365,000
Method: Auction Sale
Date: 18/04/2024
Property Type: Unit



17/41 Clarence St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$357,500
Method: Private Sale
Date: 24/12/2023
Property Type: Apartment



7/559 Glen Huntly Rd ELSTERNWICK 3185 (VG) Agent Comments



Price: \$350,000
Method: Sale
Date: 17/03/2024
Property Type: Strata Unit/Flat

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018