

# 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

5/26 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 \$550,000 & \$600,000

### Median sale price

Median price \$735,000 Property Type Unit Suburb Caulfield South

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 | 1/18 Roselea St CAULFIELD SOUTH 3162 | \$645,000 | 04/06/2023   |
| 2 | 11/147 Neerim Rd GLEN HUNTLY 3163    | \$639,000 | 06/05/2023   |
| 3 | 2/200 Booran Rd ORMOND 3204          | \$615,000 | 24/05/2023   |

**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:

06/09/2023 12:39



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/18 Roselea St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$645,000

**Method:** Auction Sale

**Date:** 04/06/2023

**Property Type:** Apartment



**11/147 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments



**Price:** \$639,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Apartment



**2/200 Booran Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 24/05/2023

**Property Type:** Unit