

# 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

75 Grange Road, Caulfield East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$693,000 Property Type Unit Suburb Caulfield East

Period - From 01/01/2023 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	17 Morgan St CARNEGIE 3163	\$1,675,000	23/09/2023
2	26 Derby Cr CAULFIELD EAST 3145	\$1,550,000	20/09/2023
3			

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: 22/02/2024 13:41



**Property Type:** House (Res)  
**Land Size:** 518 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Unit Price**  
Year ending December 2023: \$693,000

## Comparable Properties



**17 Morgan St CARNEGIE 3163 (REI/VG)**

**Agent Comments**



**Price:** \$1,675,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**26 Derby Cr CAULFIELD EAST 3145 (REI/VG)**

**Agent Comments**



**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2023  
**Property Type:** House (Res)  
**Land Size:** 372 sqm approx

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.

**Account - Marshall White | P: 03 9822 9999**



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