

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

G09/127 Murray Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Caulfield

Period - From 01/10/2020 to 31/12/2020 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	112/155-157 Balaclava Rd CAULFIELD NORTH 3161	\$470,000	28/01/2021
2	210/17 Gordon St ELSTERNWICK 3185	\$470,000	16/11/2020
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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:

07/04/2021 14:59



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
December quarter 2020: \$860,000

Comparable Properties

112/155-157 Balaclava Rd CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$470,000
Method: Sale
Date: 28/01/2021
Property Type: Strata Unit/Flat



210/17 Gordon St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$470,000
Method: Private Sale
Date: 16/11/2020
Property Type: Apartment

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.