

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 11/6 Tattenham Street, Caulfield East Vic 3145

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$515,250 House Unit X Suburb Caulfield East

Period - From 11/09/2018 to 10/09/2019 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	4/12 St Huberts Rd CARNEGIE 3163	\$275,000	04/05/2019
2	7/28 Shepparson Av CARNEGIE 3163	\$271,300	18/03/2019
3	5/375 Neerim Rd CARNEGIE 3163	\$270,000	30/04/2019

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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Indicative Selling Price

\$275,000

Median Unit Price

11/09/2018 - 10/09/2019: \$515,250



1 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/12 St Huberts Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$275,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment



7/28 Shepparson Av CARNEGIE 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$271,300

Method: Private Sale

Date: 18/03/2019

Rooms: 2

Property Type: Apartment

5/375 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$270,000

Method: Private Sale

Date: 30/04/2019

Rooms: -

Property Type: Apartment