

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 3/97 Murray Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Caulfield

Period - From 12/11/2019 to 11/11/2020 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	3/11-15 Roselea St, Caulfield South, Vic 3162, Australia	\$1,250,000	11/11/2020
2	2/12-14 Blanche St ELSTERNWICK 3185	\$1,250,000	30/09/2020
3	1/136 Bambra Rd CAULFIELD 3162	\$1,050,000	18/05/2020

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: 12/11/2020 17:30



 3  1  2

Property Type: Villa
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
12/11/2019 - 11/11/2020: \$750,000

Comparable Properties

3/11-15 Roselea St, Caulfield South, Vic 3162, Australia (REI) **Agent Comments**

 3  2  2

Price: \$1,250,000
Method:
Date: 11/11/2020
Property Type: Unit



2/12-14 Blanche St ELSTERNWICK 3185 (REI) **Agent Comments**

 3  2  1

Price: \$1,250,000
Method: Sold Before Auction
Date: 30/09/2020
Rooms: 4
Property Type: Unit

1/136 Bambra Rd CAULFIELD 3162 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 18/05/2020
Property Type: Unit