

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, sans-serif font, with "Ray" in black and "White." in white, all contained within a solid yellow rectangular box.

RayWhite.

The background of the entire page is a photograph of a man and a woman standing in a lush garden. The woman, on the left, is wearing a black blazer and skirt with a yellow and white striped scarf. The man, on the right, is wearing a grey checkered suit and a yellow and white striped tie, and is making a peace sign with his right hand. They are both smiling. In the foreground, the backs of two people's heads are visible, suggesting they are part of a group in the garden.

Statement of information

2/2 TATTENHAM STREET, CAULFIELD EAST, VIC 3145

PREPARED BY DANE COSTELLO, RAY WHITE CARNEGIE, PHONE: 0423 052 991

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/2 TATTENHAM STREET, CAULFIELD EAST, VIC 3145

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$327,750

Property type

Unit

Suburb

CAULFIELD EAST

Period

01 October 2018 to 30 September 2019

Source

pricfinder

Comparable property sales

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

4/19 BRISBANE ST, MURRUMBEENA, VIC 3163	*\$330,000	27/10/2019
5/12 ROSEDALE AVE, GLEN HUNTLY, VIC 3163	*\$317,000	17/11/2019
10/131 GRANGE RD, GLEN HUNTLY, VIC 3163	\$325,000	31/07/2019

This Statement of Information was prepared on:

26/11/2019