## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**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							
ourb and Caul	Caulfield ,Vic 3162						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
			ce range \$1000,000			and	\$1050,000
Median sale price							
\$789,000		Property type Unit			Suburb	Caulfield , Vic	
01/07/2023	to	30/06/2024	Source	REIV			
Comparable property sales  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.							
	Address burb and costcode  Elling price of this price s  \$789,000  01/07/2023  Property setate agent or a	Address burb and costcode  Caulfield ,Vic 3  Cau	Address burb and costcode  Caulfield ,Vic 3162  Priore  Priore  \$789,000  Property type  01/07/2023  to 30/06/2024   Property sales  tate agent or agent's representative reas	Address burb and costcode  Caulfield ,Vic 3162  Price  Price range  Price range  \$789,000  Property type Unit  01/07/2023 to 30/06/2024 Source  property sales  tate agent or agent's representative reasonably below the cost of	Address burb and postcode  Caulfield ,Vic 3162  Price see consumer.vic.gov.au/underquoting  Price range \$1000,000  Price  \$789,000  Property type Unit  01/07/2023 to 30/06/2024 Source REIV  Property sales  tate agent or agent's representative reasonably believes that fereign and postcode in the control of the cont	Address burb and postcode  Caulfield ,Vic 3162  Price  Price range \$1000,000  Price  \$789,000  Property type Unit Suburb  O1/07/2023 to 30/06/2024 Source REIV  Property sales  tate agent or agent's representative reasonably believes that fewer than	Address purb and postcode  Caulfield ,Vic 3162  Caulfield ,Vic 3162  Caulfield ,Vic 3162  Caulfield ,Vic 3162  Price go f this price see consumer.vic.gov.au/underquoting  Price range \$1000,000 and   price  \$789,000 Property type Unit Suburb Caulfield , Vic 01/07/2023 to 30/06/2024 Source REIV  Property sales  tate agent or agent's representative reasonably believes that fewer than three compared

This Statement of Information was prepared on: 16-01-2025

