

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

2/3 Anderson Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$793,000

Property Type Unit

Suburb Caulfield

Period - From 01/01/2020

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	6/18 King St ELSTERNWICK 3185	\$606,500	30/01/2021
2	12/647 Inkerman Rd CAULFIELD NORTH 3161	\$568,000	20/12/2020
3	12/1015 Glen Huntly Rd CAULFIELD 3162	\$550,000	19/01/2021

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:

09/03/2021 15:01

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2020: \$793,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/18 King St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$606,500

Method: Auction Sale

Date: 30/01/2021

Property Type: Apartment



12/647 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$568,000

Method: Auction Sale

Date: 20/12/2020

Property Type: Apartment



12/1015 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 19/01/2021

Property Type: Apartment