Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

postcode	Address Including suburb and postcode	
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Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$793,000	Pro	perty Type	Jnit		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

Aut	areas or comparable property	1 1100	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



Date of sale



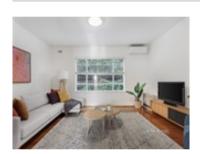


Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending December 2020: \$793,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



6/18 King St ELSTERNWICK 3185 (REI)

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Price: \$606,500 Method: Auction Sale Date: 30/01/2021

Property Type: Apartment

Agent Comments



12/647 Inkerman Rd CAULFIELD NORTH 3161

(REI/VG)

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Price: \$568,000 Method: Auction Sale Date: 20/12/2020

Property Type: Apartment

Agent Comments



12/1015 Glen Huntly Rd CAULFIELD 3162

(REI/VG)

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Price: \$550,000 Method: Private Sale Date: 19/01/2021

Property Type: Apartment

Agent Comments

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



