

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

4/4 Testar Grove Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,499

Property type

Unit

Suburb

Caulfield North

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

4/9 Linlithgow Avenue Caulfield North VIC 3161	\$1,545,000	27-Jun-21
1/11 Pental Road Caulfield North VIC 3161	\$1,650,000	21-Mar-21
4/69 Denbigh Road Armadale VIC 3143	\$1,675,000	24-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 17 September 2021



4/9 Linlithgow Avenue Caulfield North VIC 3161

 3
  2
  2

Sold Price

\$1,545,000

Sold Date

27-Jun-21

Distance

1.56km

1/11 Pental Road Caulfield North VIC 3161

 3
  2
  2

Sold Price

\$1,650,000

Sold Date

21-Mar-21

Distance

1km

4/69 Denbigh Road Armadale VIC 3143

 3
  2
  2

Sold Price

\$1,675,000

Sold Date

24-Apr-21

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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