

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

8/9 Daniell Crescent Caulfield VIC 3162

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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Aug 2020

to

31 Jul 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

6/24 Park Crescent Caulfield North VIC 3161	\$379,999	06-Apr-21
8/213 Grange Road Glen Huntly VIC 3163	\$401,999	17-Apr-21
6/1110 Glen Huntly Road Glen Huntly VIC 3163	\$410,000	08-May-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: 02 August 2021



6/24 Park Crescent Caulfield North VIC 3161

Sold Price

\$379,999

Sold Date

06-Apr-21



1



1



1

Distance

1.28km



8/213 Grange Road Glen Huntly VIC 3163

Sold Price

\$401,999

Sold Date

17-Apr-21



1



1



1

Distance

1.7km



6/1110 Glen Huntly Road Glen Huntly VIC 3163

Sold Price

\$410,000

Sold Date

08-May-21



1



1



1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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