

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

7/27 Tattenham Street, Caulfield East Vic 3145

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	207/3 Morton Av CARNEGIE 3163	\$425,000	28/11/2022
2	11/45 Coorigil Rd CARNEGIE 3163	\$395,000	01/12/2022
3	8/284 Neerim Rd CARNEGIE 3163	\$385,000	03/11/2022

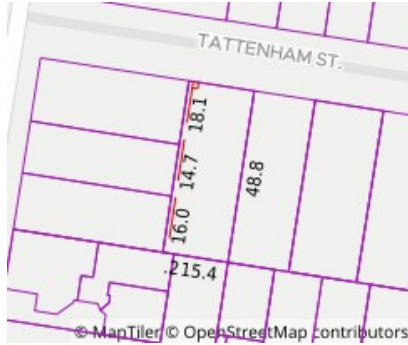
OR

~~**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:

23/01/2023 14:36

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
No median price available

Comparable Properties



207/3 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Sold Before Auction

Date: 28/11/2022

Property Type: Unit



11/45 Coorrigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$395,000

Method: Sold Before Auction

Date: 01/12/2022

Property Type: Apartment



8/284 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$385,000

Method: Private Sale

Date: 03/11/2022

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900