## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	rty offered	d tor s	ale										
Address Including suburb and postcode			22 Rus	sell S	treet, Caulf	ield So	uth Vic 3	162					
Indicat	tive sellin	g pric	e										
For the	meaning o	f this p	rice see	cons	sumer.vic.g	jov.au/ι	underquo	oting					
Range between \$1,45			0,000		&		\$1,550,000						
Media	n sale pri	се											
Median price		\$1,765,000			operty Type	e		Suburb	rb Cau	Caulfield South			
Period - From 01/01/		1/01/20	022	to	31/03/202	22	S	ource	REIV				
Compa	arable pro	perty	sales	(*De	lete A or I	B belo	w as ap	plica	ıble)				
<b>A*</b>	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													
2													
3													
OR													
B*					representati wo kilometr							e comparable onths.	
			This St	atem	ent of Infor	mation	was prei	oared	on:		03/05/20	122 15:25	_



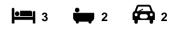


9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

> **Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price**

March guarter 2022: \$1,765,000





Property Type: House -Semi-detached

Land Size: 384 sqm approx

Agent Comments

## Comparable Properties

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.

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



