

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

7/15 Anderson Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$625,000

&

\$685,000

Median sale price

Median price \$817,000

Property Type Unit

Suburb Caulfield

Period - From 01/10/2021

to 31/12/2021

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	Price	Date of sale
1	2/11 Balaclava Rd ST KILDA EAST 3183	\$691,000	31/10/2021
2	7/199 Hotham St RIPPONLEA 3185	\$670,000	26/11/2021
3	5/47 Narong Rd CAULFIELD NORTH 3161	\$650,000	29/09/2021

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:

01/02/2022 15:52

Marshall Rushford
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Indicative Selling Price

\$625,000 - \$685,000

Median Unit Price

December quarter 2021: \$817,000



Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Comparable Properties



2/11 Balaclava Rd ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$691,000

Method: Auction Sale

Date: 31/10/2021

Rooms: 5

Property Type: Apartment



7/199 Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: Unit



5/47 Narong Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 29/09/2021

Property Type: Apartment

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