

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

12/105 Murray Street 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Jun 2020

to

31 May 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

12/1015 Glen Huntly Road Caulfield VIC 3162	\$550,000	09-Jan-21
6/180 Sycamore Street Caulfield South VIC 3162	\$585,000	16-May-21
6/18 King Street Elsternwick VIC 3185	\$606,500	30-Jan-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: 09 June 2021



12/1015 Glen Huntly Road Caulfield VIC 3162

 2  1  1

Sold Price

\$550,000

Sold Date

09-Jan-21

Distance

1.32km



6/180 Sycamore Street Caulfield South VIC 3162

 2  1  1

Sold Price

^{RS} **\$585,000**

Sold Date

16-May-21

Distance

0.83km



6/18 King Street Elsternwick VIC 3185

 2  1  1

Sold Price

\$606,500

Sold Date

30-Jan-21

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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