Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale						
Address Including suburb and postcode	d					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$500,0	&	\$550,00	0			
Median sale price*						
Median price		Property Type		Sub	ourb Caulfield N	lorth
Period - From	1	to	So	ource		
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 18/30 Balaclava Rd ST KILDA EAST 3183					\$545,000	06/12/2020
2 5/392 Inkerman St ST KILDA EAST 3183					\$540,000	21/02/2021
3 11/9-11 Wilks St CAULFIELD NORTH 3161					\$520,000	20/12/2020
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: 03/03/2021 15:08						
* When this Statement of Information was prepared, publicly available information providing median sale						



^{*} 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.



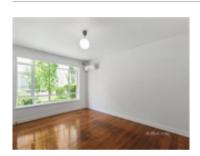




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 No median price available

Comparable Properties



18/30 Balaclava Rd ST KILDA EAST 3183

(REI/VG)

-2

Price: \$545,000 Method: Private Sale Date: 06/12/2020

Agent Comments

Agent Comments

Property Type: Apartment



5/392 Inkerman St ST KILDA EAST 3183 (REI)

Price: \$540,000 Method: Auction Sale Date: 21/02/2021

Property Type: Apartment



11/9-11 Wilks St CAULFIELD NORTH 3161

(REI/VG)

Price: \$520,000 Method: Auction Sale Date: 20/12/2020

Property Type: Apartment

Agent Comments

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