

# RT Edgar

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode 34B Briggs Street, Caulfield VIC 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,900,000 & \$2,090,000

#### Median sale price

Median price \$2,030,500 Property type House Suburb CAULFIELD

Period - From 01/10/2020 to 30/09/2021 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 1/1 Freeman St CAULFIELD 3162	\$2,170,000	16/10/2021
2 12A Oak Ce CAULFIELD NORTH 3161	\$2,100,000	06/10/2021
3 19B Heatherbrae Av CAULFIELD 3162	\$1,980,000	24/10/2021

This Statement of Information was prepared on: 05/11/2021

RT Edgar Glen Eira