

# 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

1/15 Fitzgibbon Crescent, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,290,000

Property Type Townhouse

Suburb Caulfield North

Period - From 28/06/2020

to

27/06/2021

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	7a Emma St CAULFIELD SOUTH 3162	\$1,960,000	13/06/2021
2	2a Carrington Gr ST KILDA EAST 3183	\$1,930,000	11/04/2021
3			

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:

28/06/2021 13:43



 4  3  2

**Property Type:** Townhouse  
(Single)

**Land Size:** 257 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median Townhouse Price**

28/06/2020 - 27/06/2021: \$1,290,000

## Comparable Properties



**7a Emma St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

 4  3  3

**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 13/06/2021

**Rooms:** 8

**Property Type:** Townhouse (Res)

**Land Size:** 339 sqm approx



**2a Carrington Gr ST KILDA EAST 3183 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 11/04/2021

**Property Type:** Townhouse (Res)

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.