

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 4/6 Tattenham Street, Caulfield East

Indicative selling price

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

a range between

\$ 260,000

&

\$ 280,000

Median sale price

Median price \$367,000

Property type Unit

Suburb CAULFIELD EAST

Period - From 03/03/2019

to 02/03/2020

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 6/34 Royal Avenue GLEN HUNTLY 3163	\$290,000	03/02/2020
2 12/173 Grange Road GLEN HUNTLY 3163	\$280,000	13/01/2020
3 12/34 Royal Avenue GLEN HUNTLY 3163	\$270,000	27/12/2019

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: 03/03/20 20