

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 3/25-27 Pyne Street, Caulfield VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$825,000

Median sale price

Median price \$845,000 Property type Unit Suburb Caulfield

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

A* These are the two 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
6/18 Garden Av GLEN HUNTLY 3163	\$818,000	01/05/2021
2/17-19 Pyne St CAULFIELD 3162	\$767,000	24/05/2021
6/2 Garden Av GLEN HUNTLY 3163	\$808,500	24/04/2021

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than two comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/07/2021