

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

3/86 CLARENCE STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

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

Single Price

\$1,165,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

1/113 MURRAY STREET CAULFIELD VIC 3162	\$1,210,000	19-Feb-22
1/228 BAMBRA ROAD CAULFIELD SOUTH VIC 3162	\$1,155,000	29-May-22
2/14 GRIFFITHS STREET CAULFIELD SOUTH VIC 3162	\$1,158,000	24-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 07 July 2022

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**1/113 MURRAY STREET CAULFIELD
VIC 3162**

Sold Price

\$1,210,000

Sold Date

19-Feb-22



3



2



2

Distance

0.89km



**1/228 BAMBRA ROAD CAULFIELD
SOUTH VIC 3162**

Sold Price

^{RS} **\$1,155,000** ^{UN}

Sold Date

29-May-22



3



2



2

Distance

1.2km



**2/14 GRIFFITHS STREET
CAULFIELD SOUTH VIC 3162**

Sold Price

\$1,158,000

Sold Date

24-Mar-22



2



2



1

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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