### 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

G09/127 Murray Street, Caulfield Vic 3162

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale pi	rice							
Median price	\$860,000	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	112/155-157 Balaclava Rd CAULFIELD NORTH 3161	\$470,000	28/01/2021
2	210/17 Gordon St ELSTERNWICK 3185	\$470,000	16/11/2020
3			

OR

**B**<sup>\*</sup> 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:

07/04/2021 14:59



# **RT Edgar**



**Property Type:** Agent Comments

**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** December quarter 2020: \$860,000

## **Comparable Properties**

112/155-157 Balaclava Rd CAULFIELD NORTH Agent Comments 3161 (VG)



Price: \$470,000 Method: Sale Date: 28/01/2021 Property Type: Strata Unit/Flat



210/17 Gordon St ELSTERNWICK 3185 (REI/VG) **6** 1

Agent Comments



Price: \$470,000 Method: Private Sale Date: 16/11/2020 Property Type: Apartment

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.