

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

17/3 Payne Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$710,000 & \$780,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2020 to 30/06/2021 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	2/17-19 Pyne St CAULFIELD 3162	\$767,000	24/05/2021
2	5/12 Wattle Av GLEN HUNTLY 3163	\$729,000	22/09/2021
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: 13/10/2021 20:42

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Indicative Selling Price

\$710,000 - \$780,000

Median Unit Price

Year ending June 2021: \$715,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



2/17-19 Pyne St CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$767,000

Method: Private Sale

Date: 24/05/2021

Property Type: Unit



5/12 Wattle Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$729,000

Method: Private Sale

Date: 22/09/2021

Property Type: Unit

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 - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018