

# 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

32 Rotorua Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$878,000 Property Type Unit Suburb Caulfield South

Period - From 11/02/2020 to 10/02/2021 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	2/15 Garden Av GLEN HUNTLY 3163	\$815,000	12/12/2020
2	2/276 Grange Rd ORMOND 3204	\$780,000	25/11/2020
3	7/2 Graham Av MCKINNON 3204	\$751,555	09/12/2020

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: 11/02/2021 17:02



2   1   1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

11/02/2020 - 10/02/2021: \$878,000

## Comparable Properties



**2/15 Garden Av GLEN HUNTLY 3163 (REI)**

Agent Comments

2   1   1

**Price:** \$815,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit

**Land Size:** 195 sqm approx

**2/276 Grange Rd ORMOND 3204 (VG)**

Agent Comments

2   -   -

**Price:** \$780,000

**Method:** Sale

**Date:** 25/11/2020

**Property Type:** Flat/Unit/Apartment (Res)

**7/2 Graham Av MCKINNON 3204 (VG)**

Agent Comments

2   -   -

**Price:** \$751,555

**Method:** Sale

**Date:** 09/12/2020

**Property Type:** Strata Unit/Flat