

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

5/123-125 Murray Street Caulfield 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Jul 2020

to

30 Jun 2021

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

4/625 Glen Huntly Road Caulfield VIC 3162	\$575,000	03-Jun-20
6/180 Sycamore Street Caulfield South VIC 3162	\$585,000	16-May-21
5/2 Ash Grove Caulfield VIC 3162	\$600,000	24-May-20

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: 28 July 2021

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4/625 Glen Huntly Road Caulfield VIC 3162

2 2 1

Sold Price

\$575,000

Sold Date

03-Jun-20

Distance

0.5km

6/180 Sycamore Street Caulfield South VIC 3162

2 1 1

Sold Price

\$585,000

Sold Date

16-May-21

Distance

0.72km

5/2 Ash Grove Caulfield VIC 3162

2 1 1

Sold Price

\$600,000

Sold Date

24-May-20

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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