

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

2/5 Marriott 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Oct 2019

to

30 Sep 2020

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

9 Kambrook Road Caulfield North VIC 3161	\$1,202,500	29-Jun-20
2/12-14 Blanche Street Elsternwick VIC 3185	\$1,250,000	29-Sep-20
563 Inkerman Road Caulfield North VIC 3161	\$1,200,000	01-Jul-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 October 2020


**9 Kambrook Road Caulfield North
VIC 3161**
 3  1  1

Sold Price

\$1,202,500

Sold Date

29-Jun-20

Distance

1.19km
**2/12-14 Blanche Street Elsternwick
VIC 3185**
 3  2  1

Sold Price

^{RS} **\$1,250,000**

Sold Date

29-Sep-20

Distance

1.26km
**563 Inkerman Road Caulfield North
VIC 3161**
 3  1  1

Sold Price

\$1,200,000

Sold Date

01-Jul-20

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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