

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

7/2 Tattenham Street Caulfield East VIC 3145

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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Caulfield East

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

1/55 Blackwood Street Carnegie VIC 3163	\$292,000	20-Apr-21
8/359 Balaclava Road Caulfield North VIC 3161	\$300,000	26-Feb-21
5/134 Grange Road Carnegie VIC 3163	\$310,000	16-May-21

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: 14 July 2021


1/55 Blackwood Street Carnegie VIC 3163
 1
  1
  1

Sold Price

\$292,000

Sold Date

20-Apr-21

Distance

1.33km
8/359 Balaclava Road Caulfield North VIC 3161
 1
  1
  1

Sold Price

^{RS} **\$300,000**

Sold Date

26-Feb-21

Distance

1.33km
5/134 Grange Road Carnegie VIC 3163
 1
  1
  1

Sold Price

^{RS} **\$310,000**

Sold Date

16-May-21

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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