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

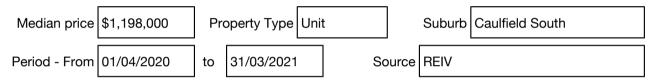
27a Aileen Avenue, Caulfield South Vic 3162

Indicative selling price

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Single price \$1,195,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	13 Larch St CAULFIELD SOUTH 3162	\$1,235,000	24/12/2020
2	2b Olinda St CAULFIELD SOUTH 3162	\$1,206,000	28/02/2021
3	12 Bundeera Rd CAULFIELD SOUTH 3162	\$1,193,500	12/12/2020

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:

12/05/2021 18:08









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,195,000 Median Unit Price Year ending March 2021: \$1,198,000

Comparable Properties



13 Larch St CAULFIELD SOUTH 3162 (REI)

6 2



Price: \$1,235,000 Method: Sold Before Auction Date: 24/12/2020 Rooms: 5 Property Type: House

2b Olinda St CAULFIELD SOUTH 3162 (REI) Agent Comments

Agent Comments



Price: \$1,206,000 Method: Auction Sale Date: 28/02/2021

Property Type: House (Res)

2



12 Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG)

Price: \$1,193,500 Method: Auction Sale Date: 12/12/2020 Property Type: House (Res) Land Size: 774 sqm approx Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.