

# 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

3/5 Latrobe 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,150,000 Property Type Unit Suburb Caulfield South

Period - From 01/07/2021 to 30/09/2021 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	2/36-38 Parnell St ELSTERNWICK 3185	\$990,000	28/06/2021
2	1/21-23 Newlyn St CAULFIELD 3162	\$950,000	24/11/2021
3	2/203 Booran Rd CAULFIELD SOUTH 3162	\$940,000	14/11/2021

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:

30/11/2021 11:25

3/5 Latrobe Street, Caulfield South Vic 3162

Marshall Rushford

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

September quarter 2021: \$1,150,000



2 1.5 1

**Property Type:** Flat

**Agent Comments**

## Comparable Properties



**2/36-38 Parnell St ELSTERNWICK 3185 (REI)**

**Agent Comments**

2 1 1

**Price:** \$990,000

**Method:** Sold Before Auction

**Date:** 28/06/2021

**Property Type:** Unit



**1/21-23 Newlyn St CAULFIELD 3162 (REI)**

**Agent Comments**

2 1 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 24/11/2021

**Property Type:** Villa

**Land Size:** 1802 sqm approx



**2/203 Booran Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

2 1 1

**Price:** \$940,000

**Method:** Sold Before Auction

**Date:** 14/11/2021

**Property Type:** Unit

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018