# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 3/5 Latrobe Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$900,000		&		\$990,000					
Median sale p	rice									
Median price	\$1,150,000	Prop	perty Type	Unit			Suburb	Caulfield South		
Period - From	01/07/2021	to 3	30/09/2021		So	urce	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.

Add	dress 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









**Property Type:** Flat Agent Comments

Marshall Rushford 03 8532 5200 0418 396 981 marshall.rushford@belleproperty.com

> Indicative Selling Price \$900,000 - \$990,000 Median Unit Price September quarter 2021: \$1,150,000

# **Comparable Properties**



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



Price: \$990,0 Method: Sold Date: 28/06/2 Property Typ

Price: \$990,000 Method: Sold Before Auction Date: 28/06/2021 Property Type: Unit

Agent Comments





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



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



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.