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

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