

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/11-15 Roselea Street, Caulfield South

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 \$950,000 & \$1,040,000

Median sale price

Median price \$750,000 Property type Unit Suburb Caulfield South

Period - From 01/04/2020 to 30/06/2020 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
20A Elmhurst Road, Caulfield North	\$1,151,500	28/5/2020
1/136 Bamba Road, Caulfield South	\$1,050,000	18/5/2020
5/11 Roselea Street, Caulfield South	\$950,000	11/5/2020

This Statement of Information was prepared on: 28/08/2020

Agent

Date

Vendor

Date

Vendor

Date