

# 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 27B Pyne Street. Caulfield 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$690,000 & \$750,000

## Median sale price

Median price \$760,000 Property type Unit Suburb Caulfield

Period - From 1/10/2019 to 31/12/2019 Source REIV

## Comparable property sales

**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. 7/8 Bealiba Road, Caulfield South VIC 3162	\$761,000	16/02/2020
2. 3/283 Hawthorn Road, Caulfield VIC 3162	\$750,100	05/11/2019
3. 3/12 Wyuna Road, Caulfield North VIC 3161	\$660,000	14/12/2019

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: 18/02/2020