

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

6 Hillcrest Avenue Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,850,000

Property type

House

Suburb

Caulfield South

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

26 Saturn Street Caulfield South VIC 3162	\$1,525,000	27-Nov-21
3 Waratah Avenue Glen Huntly VIC 3163	\$1,550,000	24-Sep-21
37 Ludbrook Avenue Caulfield South VIC 3162	\$1,646,000	16-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 13 December 2021

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**26 Saturn Street Caulfield South
VIC 3162**

2 1 2

 Sold Price ^{RS} **\$1,525,000** ^{UN} Sold Date **27-Nov-21**
Distance **1.33km**
**3 Waratah Avenue Glen Huntly VIC
3163**

3 1 2

 Sold Price **\$1,550,000** Sold Date **24-Sep-21**
Distance **1.12km**
**37 Ludbrook Avenue Caulfield
South VIC 3162**

3 2 2

 Sold Price **\$1,646,000** Sold Date **16-Jul-21**
Distance **1.43km****RS** = Recent sale**UN** = Undisclosed Sale

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