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 3/97 Murray Street, Caulfield Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	

Single price \$1,250,000

Median sale price

Median price	\$705,000	Pro	perty Type Uni	t		Suburb	Caulfield
Period - From	01/07/2020	to	30/09/2020	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.

Ado	dress of comparable property	Price	Date of sale
1	3/11-15 Roselea St CAULFIELD SOUTH 3162	\$1,250,000	11/11/2020
2	2/12-14 Blanche St ELSTERNWICK 3185	\$1,250,000	30/09/2020
3	2/264 Glen Eira Rd ELSTERNWICK 3185	\$1,225,000	06/11/2020

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:

11/01/2021 10:29



RT Edgar





Property Type: Villa Land Size: 250 sqm approx Agent Comments Indicative Selling Price \$1,250,000 Median Unit Price September quarter 2020: \$705,000

Comparable Properties



3/11-15 Roselea St CAULFIELD SOUTH 3162 Agent Comments (REI)



Price: \$1,250,000 Method: Auction Sale Date: 11/11/2020 Property Type: Unit



2/12-14 Blanche St ELSTERNWICK 3185 (REI) Agent Comments



Price: \$1,250,000 Method: Sold Before Auction Date: 30/09/2020 Rooms: 4 Property Type: Unit



2/264 Glen Eira Rd ELSTERNWICK 3185 (REI) Agent Comments



Price: \$1,225,000 Method: Sold Before Auction Date: 06/11/2020 Rooms: 5 Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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.