

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

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

Property Type

Unit

Suburb

Caulfield

Period - From

01/07/2020

to

30/09/2020

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
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



 3  1  2

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 (REI) **Agent Comments**

 3  2  2

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



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

 3  2  1

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**

 3  2  1

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