

## 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

2/1 Field Street Caulfield South VIC 3162

### Indicative selling price

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

Single Price

\$1,140,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jun 2019

to

31 May 2020

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

1/328 North Road Brighton East VIC 3187	\$1,087,000	09-Jan-20
4 Bond Street Caulfield North VIC 3161	\$1,217,000	18-Mar-20

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: 30 June 2020



**1/328 North Road Brighton East VIC 3187** Sold Price **\$1,087,000** Sold Date **09-Jan-20**

3 2 2

Distance **1.56km**



**4 Bond Street Caulfield North VIC 3161** Sold Price **\$1,217,000** Sold Date **18-Mar-20**

3 1 1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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