### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$600,000 & \$650,000	Range between	\$600,000	&	\$650,000
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#### Median sale price

Median price	\$700,000	Pro	perty Type	Jnit		Suburb	Caulfield North
Period - From	01/04/2021	to	31/03/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	7/37 Park St ELSTERNWICK 3185	\$650,000	26/04/2022
2	10/101-103 Orrong Cr CAULFIELD NORTH 3161	\$620,000	27/02/2022
3	206/37 Park St ELSTERNWICK 3185	\$600,000	04/05/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/05/2022 15:22
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Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price** Year ending March 2022: \$700,000

## Comparable Properties



7/37 Park St ELSTERNWICK 3185 (REI)





**Agent Comments** 

Price: \$650,000 Method: Private Sale Date: 26/04/2022

Property Type: Apartment



10/101-103 Orrong Cr CAULFIELD NORTH

3161 (REI)





Price: \$620,000 Method: Auction Sale Date: 27/02/2022

Property Type: Apartment

Agent Comments



206/37 Park St ELSTERNWICK 3185 (REI)





Price: \$600.000

Method: Sold Before Auction

Date: 04/05/2022

Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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