

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

9/27 Tattenham Street, Caulfield East Vic 3145

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$508,000

Property Type Unit

Suburb Caulfield East

Period - From 15/03/2020

to

14/03/2021

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	5/9 Maroona Rd CARNEGIE 3163	\$595,000	06/11/2020
2	2/21 Royal Av GLEN HUNTLY 3163	\$585,000	11/12/2020
3	3/35 Tranmere Av CARNEGIE 3163	\$545,000	20/02/2021

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:

15/03/2021 11:37

**Property Type:** Strata Unit/Flat

Agent Comments

Kickstart your property dreams with this spacious 2 bedroom 2 bathroom ground floor security apartment, featuring a bright living and dining area, a spotless kitchen (F+P dishwasher), 2 large bedrooms (BIRs), 2 neat bathrooms (ensuite & laundry), a private wrap-around paved courtyard garden, timber floors, R/C air cond, intercom, a shed & carport. On the edge of Caulfield Racecourse, walk to Monash Uni & Caulfield station.

Comparable Properties

**5/9 Maroona Rd CARNEGIE 3163 (VG)**

Agent Comments

**Price:** \$595,000**Method:** Sale**Date:** 06/11/2020**Property Type:** Strata Unit/Flat**2/21 Royal Av GLEN HUNTLY 3163 (REI)**

Agent Comments

**Price:** \$585,000**Method:** Private Sale**Date:** 11/12/2020**Property Type:** Apartment**3/35 Tranmere Av CARNEGIE 3163 (REI)**

Agent Comments

**Price:** \$545,000**Method:** Auction Sale**Date:** 20/02/2021**Property Type:** Apartment