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

72 Caledonia Street, St Andrews Vic 3761

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|------------|
| Range betwee | \$980,000 | | & | | \$1,050,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,150,000 | Pro | operty Type | Hou | House | | Suburb | St Andrews |
| Period - From | 20/10/2022 | to | 19/10/2023 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------------|-------------|--------------|
| 1 | 20 Mittons Bridge Rd ST ANDREWS 3761 | \$1,200,000 | 11/05/2023 |
| 2 | 102 Caledonia St ST ANDREWS 3761 | \$987,000 | 23/09/2023 |
| 3 | 12 Caledonia St ST ANDREWS 3761 | \$885,000 | 28/04/2023 |

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:

20/10/2023 13:17



72 Caledonia Street, St Andrews Vic 3761

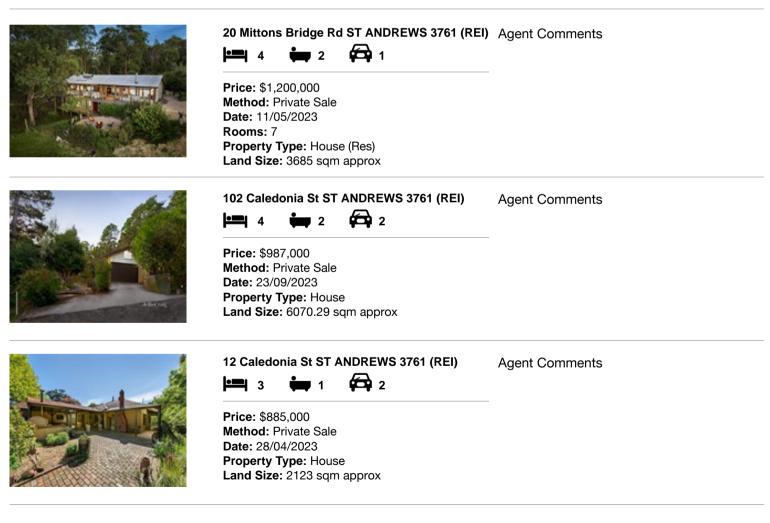




Rooms: 10 Property Type: House Land Size: 1952 sqm approx Agent Comments Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> Indicative Selling Price \$980,000 - \$1,050,000 Median House Price 20/10/2022 - 19/10/2023: \$1,150,000

Comparable Properties



Account - Kate Donaldson Real Estate | P: 03 9438 4888





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