

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 consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,150,000 Property Type House Suburb St Andrews

Period - From 20/10/2022 to 19/10/2023 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	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



3 - 4 1-2 2

Rooms: 10

Property Type: House

Land Size: 1952 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

20/10/2022 - 19/10/2023: \$1,150,000

Comparable Properties



20 Mittons Bridge Rd ST ANDREWS 3761 (REI) Agent Comments

4 2 1

Price: \$1,200,000

Method: Private Sale

Date: 11/05/2023

Rooms: 7

Property Type: House (Res)

Land Size: 3685 sqm approx



102 Caledonia St ST ANDREWS 3761 (REI)

Agent Comments

4 2 2

Price: \$987,000

Method: Private Sale

Date: 23/09/2023

Property Type: House

Land Size: 6070.29 sqm approx



12 Caledonia St ST ANDREWS 3761 (REI)

Agent Comments

3 1 2

Price: \$885,000

Method: Private Sale

Date: 28/04/2023

Property Type: House

Land Size: 2123 sqm approx