

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 Payne Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,416,000

Property Type House

Suburb Caulfield North

Period - From 01/01/2021

to 31/12/2021

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	13 Griffiths St CAULFIELD SOUTH 3162	\$1,457,500	20/02/2022
2	27 Fallon St CAULFIELD 3162	\$1,405,000	22/11/2021
3	10a Larch St CAULFIELD SOUTH 3162	\$1,300,000	20/10/2021

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:

04/03/2022 11:42



 3  2 

Rooms: 1
Property Type: House
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2021: \$2,416,000

Comparable Properties



13 Griffiths St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

 3  2  2

Price: \$1,457,500
Method: Auction Sale
Date: 20/02/2022
Property Type: Townhouse (Res)



27 Fallon St CAULFIELD 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,405,000
Method: Sold Before Auction
Date: 22/11/2021
Property Type: Townhouse (Res)



10a Larch St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  1  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 20/10/2021
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 193 sqm approx