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	5b Scott Street, Caulfield South Vic 3162
postodae	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,630,000	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/01/2021	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	26A Stone St CAULFIELD SOUTH 3162	\$1,800,000	16/05/2021
2	5A Hopkins St MCKINNON 3204	\$1,720,000	15/05/2021
3	21b Saturn St CAULFIELD SOUTH 3162	\$1,700,000	27/03/2021

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:	25/05/2021 11:42



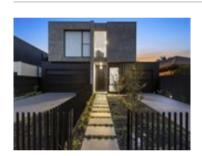
RT Edgar





Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price March quarter 2021: \$1,630,000

Comparable Properties



26A Stone St CAULFIELD SOUTH 3162 (REI)

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Price: \$1,800,000

Method: Sold Before Auction

Date: 16/05/2021

Property Type: Townhouse (Single)



5A Hopkins St MCKINNON 3204 (REI)

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Price: \$1,720,000 Method: Private Sale Date: 15/05/2021

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



21b Saturn St CAULFIELD SOUTH 3162

(REI/VG)

• 2

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Price: \$1,700,000 **Method:** Auction Sale **Date:** 27/03/2021

Rooms: 7

Property Type: Townhouse (Res) Land Size: 398 sqm approx Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



