Statement of Information

Property offered for sale

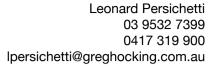
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | | 8 Wootton | Grove, Caulfield | l North Vic 3 ⁻ | 161 | | |
|---|---|-----------|------------------|----------------------------|------|------------------|--------------|
| Indicati | ve selling pric | се | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
| Single price \$7,500,000 | | | | | | | |
| Median sale price | | | | | | | |
| Media | n price \$1,931, | 250 F | Property Type H | louse | Subu | urb Caulfield No | orth |
| Period - From 01/10/2018 to 30/09/2019 Source REIV | | | | | 1 | | |
| Comparable property sales (*Delete A or B below as applicable) | | | | | | | |
| | 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 | | | | | | | |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 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: | | | | | | 15/11/2019 12:54 | |







Indicative Selling Price \$7,500,000 Median House Price

Year ending September 2019: \$1,931,250





Comparable Properties

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.

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



