Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Pror	ertv	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$480,000 & \$520,000	Range between	\$480,000	&	\$520,000
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Median sale price

Median price	\$793,000	Pro	perty Type	Jnit		Suburb	Caulfield
Period - From	01/01/2020	to	31/12/2020	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	501/8 Station St CAULFIELD NORTH 3161	\$480,000	05/10/2020
2	8/4 Yorston Ct ELSTERNWICK 3185	\$478,000	12/02/2021
3			

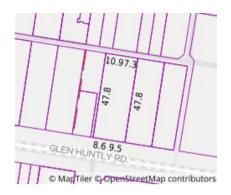
OR

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:	17/03/2021 14:55









Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending December 2020: \$793,000

Comparable Properties

501/8 Station St CAULFIELD NORTH 3161 (VG) Agent Comments

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Price: \$480,000 Method: Sale Date: 05/10/2020

Property Type: Strata Unit/Flat **Land Size:** 14057 sqm approx



8/4 Yorston Ct ELSTERNWICK 3185 (REI)

1 A

Price: \$478,000 Method: Private Sale Date: 12/02/2021

Property Type: Apartment

Agent Comments

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.

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