## Statement of Information

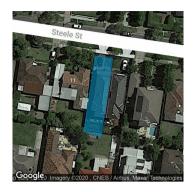
## Single residential property located in the Melbourne metropolitan area

						Section	on 47 <i>P</i>	AF of the	he Estate Aç	gents Act 1980	
Property offered for sale											
Address Including suburb and postcode 9b Steele Street, Caulfield South Vic 3162											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$1,650,000											
Median sale price*											
Me	edian price			Pro	roperty Type			Suburk	Caulfield So	uth	
Peri	iod - From			to		s	ource				
Comparable property sales (*Delete A or B below as applicable)											
<b>A</b> *	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.										
Add	lress of con	nparabl	e prope	erty				i	Price	Date of sale	
1	16a Caramar Av BRIGHTON EAST 3187								\$1,700,000	29/02/2020	
2	40b Saturn St CAULFIELD SOUTH 3162							9	\$1,675,000	22/02/2020	
3	6a Thompson St ORMOND 3204								\$1,625,000	20/02/2020	
OR											
<del>B*</del>	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:								on:	22/05/2020 13:41		



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











**Property Type: Agent Comments** 

**Indicative Selling Price** \$1,650,000 No median price available

## Comparable Properties



16a Caramar Av BRIGHTON EAST 3187

(REI/VG)





Price: \$1,700,000 Method: Auction Sale Date: 29/02/2020

Property Type: Townhouse (Res) Land Size: 306 sqm approx

Agent Comments



40b Saturn St CAULFIELD SOUTH 3162

(REI/VG)

**--**4





**6** 

Price: \$1,675,000 Method: Auction Sale Date: 22/02/2020

Property Type: Townhouse (Res) Land Size: 344 sqm approx

**Agent Comments** 



6a Thompson St ORMOND 3204 (REI/VG)

**——** 3





**6** 

Price: \$1,625,000

Method: Sold Before Auction

Date: 20/02/2020

Property Type: Townhouse (Res) Land Size: 344 sqm approx

Agent Comments

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



