

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

15/16 Newlyn Street Caulfield VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,750

Property type

Unit

Suburb

Caulfield

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

10/359 Balaclava Road Caulfield North VIC 3161	\$280,000	19-Dec-20
4/359 Balaclava Road Caulfield North VIC 3161	\$291,500	19-Dec-20
2/468 Kooyong Road Caulfield South VIC 3162	\$275,000	12-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 21 January 2021



10/359 Balaclava Road Caulfield North VIC 3161

 1  1  1

Sold Price

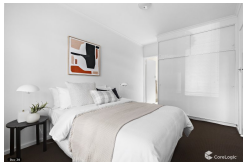
^{RS} **\$280,000**

Sold Date

19-Dec-20

Distance

1.22km



4/359 Balaclava Road Caulfield North VIC 3161

 1  1  1

Sold Price

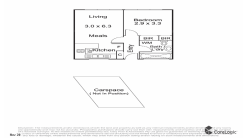
^{RS} **\$291,500**

Sold Date

19-Dec-20

Distance

1.22km



2/468 Kooyong Road Caulfield South VIC 3162

 1  1  1

Sold Price

\$275,000

Sold Date

12-Nov-20

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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