

# 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

9 Pearce Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,945,000

Property Type House

Suburb Caulfield South

Period - From 01/04/2021

to

30/06/2021

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	Price	Date of sale
1	30 Jupiter St CAULFIELD SOUTH 3162	\$1,910,000	15/07/2021
2	579 Glen Huntly Rd ELSTERNWICK 3185	\$1,905,000	02/10/2021
3	95 Kambrook Rd CAULFIELD NORTH 3161	\$1,835,000	27/06/2021

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:

08/10/2021 20:17



**Property Type:** House

**Land Size:** 662 sqm approx

Agent Comments

## Comparable Properties



**30 Jupiter St CAULFIELD SOUTH 3162**  
(REI/VG)

Agent Comments



**Price:** \$1,910,000

**Method:** Sold Before Auction

**Date:** 15/07/2021

**Property Type:** House

**Land Size:** 554 sqm approx



**579 Glen Huntly Rd ELSTERNWICK 3185 (REI)** Agent Comments



**Price:** \$1,905,000

**Method:** Auction Sale

**Date:** 02/10/2021

**Property Type:** House



**95 Kambrook Rd CAULFIELD NORTH 3161**  
(REI/VG)

Agent Comments



**Price:** \$1,835,000

**Method:** Auction Sale

**Date:** 27/06/2021

**Property Type:** House (Res)

**Land Size:** 407 sqm approx