## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9 Pearce Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,945,000	Pro	operty Type	Hou	se		Suburb	Caulfield South
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress 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



9 Pearce Street, Caulfield South Vic 3162



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

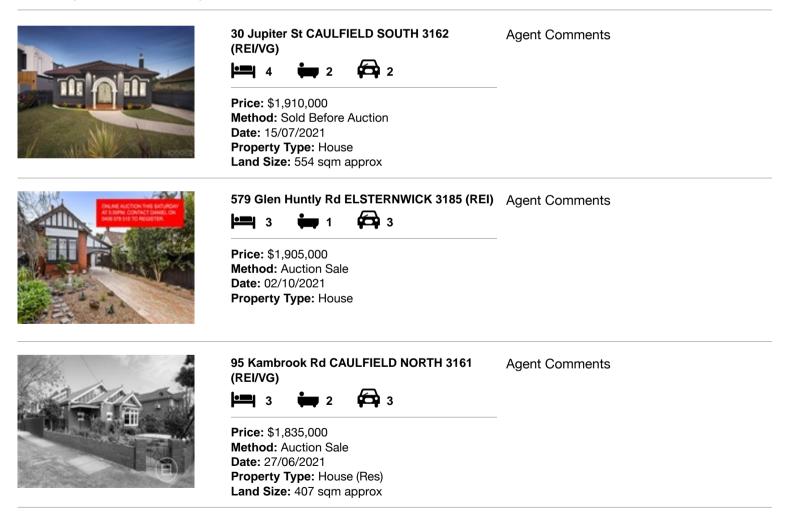
Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price June quarter 2021: \$1,945,000





**Property Type:** House **Land Size:** 662 sqm approx Agent Comments

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9194 1200





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