

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

RayWhite.

Statement of information

5/17 MASTERS STREET, CAULFIELD, VIC 3162

PREPARED BY JOSH HOMMELHOFF, RAY WHITE BENTLEIGH & CARNEGIE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

LONGVIEW PROPERTY MANAGEMENT
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5/17 MASTERS STREET, CAULFIELD, VIC

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price:****\$385,000**

Provided by: Ray White Carnegie , Ray White Corporate Default

MEDIAN SALE PRICE

**CAULFIELD, VIC, 3162****Suburb Median Sale Price (Unit)****\$846,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**3/37 HODDLE ST, ELSTERNWICK, VIC 3185**

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Sale Price**\$385,000**

Sale Date: 26/01/2025

Distance from Property: 1.1km

**4/9 DANIELL CRES, CAULFIELD, VIC 3162**

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Sale Price**\$392,000**

Sale Date: 04/11/2024

Distance from Property: 914m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5/17 MASTERS STREET, CAULFIELD, VIC 3162

Indicative selling price

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

Single Price:

\$385,000

Median sale price

Median price

\$846,500

Property type

Unit


Suburb

CAULFIELD

Period

01 January 2024 to 31 December 2024

Source



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
3/37 HODDLE ST, ELSTERNWICK, VIC 3185	\$385,000	26/01/2025
4/9 DANIELL CRES, CAULFIELD, VIC 3162	\$392,000	04/11/2024

This Statement of Information was prepared on: 27/03/2025