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	rb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$595,000	&	\$654,500			
Median sale price*					
Median price	Property Type	Sub	urb Caulfield No	orth	
Period - From t	to	Source			
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 7/331 Orrong Rd ST KILDA EAST 3183			\$685,000	28/06/2023	
2 18/25 Kooyong Rd ARMADALE 3143			\$640,000	24/06/2023	
3 1/6-10 Lansdowne Rd ST KILDA EAST 3183			\$640,000	03/06/2023	
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: 13/07/2023 12:57					
* 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.







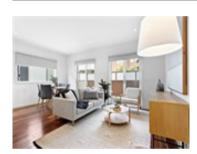




Property Type: Apartment Agent Comments

Indicative Selling Price \$595,000 - \$654,500 No median price available

Comparable Properties



7/331 Orrong Rd ST KILDA EAST 3183 (REI)

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Agent Comments

Price: \$685,000 **Method:** Private Sale **Date:** 28/06/2023

Property Type: Apartment



18/25 Kooyong Rd ARMADALE 3143 (REI)

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Agent Comments

Price: \$640,000 Method: Auction Sale Date: 24/06/2023 Property Type: Unit



1/6-10 Lansdowne Rd ST KILDA EAST 3183

(REI)

Agent Comments

Price: \$640,000 Method: Auction Sale Date: 03/06/2023

Property Type: Apartment

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



