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 Takapuna Street, Caulfield South Vic 3162

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|--------|-----------------|--|
| Range betwee | \$1,100,000 | | & | | \$1,200,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,809,250 | Pro | operty Type | Hou | se | | Suburb | Caulfield South | |
| Period - From | 01/01/2024 | to | 31/03/2024 | | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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:

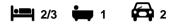
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Property Type: Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,809,250

Comparable Properties

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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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