

Property offered for sale

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|---|---|
| Address Including suburb and postcode | 15b Pearce Street, Caulfield South VIC 3162 |
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

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|--------------|-----|------------------|--------------|---|-------------|
| Single price | \$* | or range between | \$*1,800,000 | & | \$1,980,000 |
|--------------|-----|------------------|--------------|---|-------------|

Median sale price

| | | | | | |
|---------------|----|---------------|--|--------|--|
| Median price | \$ | Property type | | Suburb | |
| Period - From | | 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 22b Alder St CAULFIELD SOUTH 3162 | \$2,180,000 | 03/06/2023 |
| 2 4a Spring Rd CAULFIELD SOUTH 3162 | \$2,175,000 | 27/06/2023 |
| 3 3b Louise St BRIGHTON EAST 3187 | \$2,130,000 | 22/07/2023 |

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.

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| This Statement of Information was prepared on: | 14/11/2023 11:45 |
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