## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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Property offered for sale								
Address Including suburb and postcode		Briggs Street, Caulfield Vic 3162						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$780,000			& \$850,000					
Median sale price*								
Median price			Property Type Sub			burb	aulfield	
Period - From			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						Pric	е	Date of sale
1 1/2 Wattle Av GLEN HUNTLY 3163						\$83	0,000	30/11/2023
2 5/20 College St ELSTERNWICK 3185						\$82	5,000	13/01/2024
3 6/27-29 Neerim Rd CAULFIELD 3162						\$82	0,000	02/03/2024
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: 14/03/2024 12:11								
* When this Statement of Information was prepared, publicly available information providing median sale								



<sup>\*</sup> 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:** Flat/Unit/Apartment (Res) **Agent Comments** 

**Indicative Selling Price** \$780,000 - \$850,000 No median price available

## Comparable Properties



1/2 Wattle Av GLEN HUNTLY 3163 (REI/VG)



Agent Comments

Price: \$830,000 Method: Private Sale Date: 30/11/2023 Property Type: Unit



5/20 College St ELSTERNWICK 3185 (REI/VG) Agent Comments

**———** 2





Price: \$825,000 Method: Private Sale Date: 13/01/2024 Property Type: Unit



6/27-29 Neerim Rd CAULFIELD 3162 (REI)



Price: \$820.000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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