

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

20 Grey Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,785,000 Property Type House Suburb Caulfield South

Period - From 23/01/2023 to 22/01/2024 Source 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 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	55 Union St BRIGHTON EAST 3187	\$1,725,000	16/12/2023
2	53 Union St BRIGHTON EAST 3187	\$1,700,000	28/10/2023
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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: 23/01/2024 16:23



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Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
23/01/2023 - 22/01/2024: \$1,785,000

Comparable Properties



55 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 1

Price: \$1,725,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 582 sqm approx



53 Union St BRIGHTON EAST 3187 (RE/VG)

Agent Comments

3 1 3

Price: \$1,700,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House
Land Size: 594 sqm approx

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.