# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 20 Grey Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale p	rice							
Median price	\$1,785,000	Pro	operty Type	Hou	se		Suburb	Caulfield South
Period - From	23/01/2023	to	22/01/2024		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.

Ad	dress 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
3			

OR

**B**<sup>\*</sup> 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









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)



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



53 Union St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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.

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





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