

# 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

3/15-17 Hartley Avenue, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Caulfield

Period - From 01/10/2022 to 30/09/2023 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	4/12 Newlyn St CAULFIELD 3162	\$765,000	05/08/2023
2	7/15-17 Hartley Av CAULFIELD 3162	\$757,000	31/08/2023
3	2/4 Alder St CAULFIELD SOUTH 3162	\$730,000	19/08/2023

**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.~~

This Statement of Information was prepared on:

03/11/2023 12:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending September 2023: \$865,000

## Comparable Properties



**4/12 Newlyn St CAULFIELD 3162 (REI)**

Agent Comments



**Price:** \$765,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Unit

**7/15-17 Hartley Av CAULFIELD 3162 (REI)**

Agent Comments



**Price:** \$757,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** Unit



**2/4 Alder St CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** Unit

**Account - Buxton Stonnington | P: 03 9510 1966**



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