

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

7/15 Masters Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

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

Period - From 31/10/2022 to 30/10/2023 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	11/9 Wyuna Rd CAULFIELD NORTH 3161	\$540,500	28/10/2023
2	4/29 Flowers St CAULFIELD SOUTH 3162	\$533,000	17/06/2023
3	1/1015 Glen Huntly Rd CAULFIELD 3162	\$479,000	27/08/2023

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:

31/10/2023 14:31

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
31/10/2022 - 30/10/2023: \$865,000

Comparable Properties



11/9 Wyuna Rd CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 1

Price: \$540,500
Method: Auction Sale
Date: 28/10/2023
Property Type: Apartment



4/29 Flowers St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

2 1 1

Price: \$533,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Apartment



1/1015 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments

2 1 1

Price: \$479,000
Method: Auction Sale
Date: 27/08/2023
Property Type: Apartment

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