

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

9 Chloris Crescent, Caulfield Vic 3162

Indicative selling price

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

Range between \$2,480,000 & \$2,650,000

Median sale price

Median price \$2,080,000 Property Type House Suburb Caulfield

Period - From 01/07/2023 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	2 Burrindi Rd CAULFIELD SOUTH 3162	\$2,790,000	03/08/2023
2	27 Augusta St GLEN HUNTLY 3163	\$2,685,000	12/10/2023
3			

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.

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Indicative Selling Price

\$2,480,000 - \$2,650,000

Median House Price

September quarter 2023: \$2,080,000



 5  3  3

Property Type: House

Agent Comments

Comparable Properties



2 Burrindi Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

 4  2  2

Price: \$2,790,000

Method: Private Sale

Date: 03/08/2023

Property Type: House

Land Size: 680 sqm approx



27 Augusta St GLEN HUNTLY 3163 (REI) Agent Comments

 5  3  2

Price: \$2,685,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: House (Res)

Land Size: 685 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 - Whitefox Real Estate | P: 96459699



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