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 9 Chloris Crescent, Caulfield Vic 3162

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$2,480,000		&		\$2,650,0	00		
Median sale p	rice							
Median price	\$2,080,000	Pro	operty Type	Hou	se		Suburb	Caulfield
Period - From	01/07/2023	to	30/09/2023	;	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	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.

This Statement of Information was prepared on:

16/11/2023 10:33



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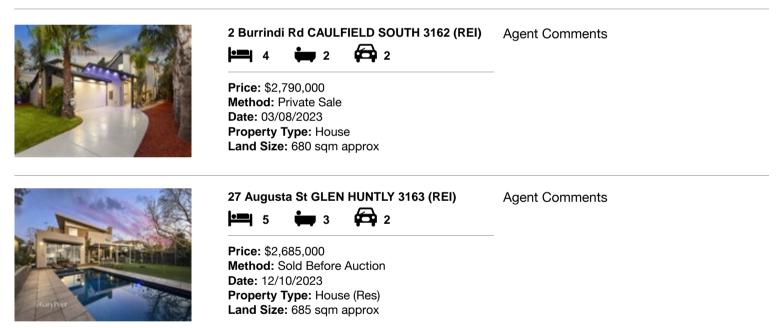


Property Type: House Agent Comments

Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

Indicative Selling Price \$2,480,000 - \$2,650,000 Median House Price September quarter 2023: \$2,080,000

Comparable Properties



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

property



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