

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 7a Edith Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,125,000 Property Type House Suburb Caulfield North

Period - From 17/02/2019 to 16/02/2020 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	9b Fitzgibbon Cr CAULFIELD NORTH 3161	\$2,650,000	03/11/2019
2	29a Thanet St MALVERN 3144	\$2,650,000	06/12/2019
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: 17/02/2020 13:15

7a Edith Street, Caulfield North Vic 3161



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
17/02/2019 - 16/02/2020: \$2,125,000

Comparable Properties

9b Fitzgibbon Cr CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$2,650,000
Method: Private Sale
Date: 03/11/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 335 sqm approx



29a Thanet St MALVERN 3144 (REI) Agent Comments



Price: \$2,650,000
Method: Sold Before Auction
Date: 06/12/2019
Property Type: Townhouse (Res)

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 - Watermark Real Estate | P: 03 8564 8452



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.