

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

4/118 Murray Street Caulfield VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Unit

Suburb

Caulfield

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

8/17 Masters Street Caulfield VIC 3162	\$357,500	15-Jun-19
9/10 Payne Street Caulfield North VIC 3161	\$361,000	22-Sep-19
2/15 Crimea Street Caulfield North VIC 3161	\$360,000	06-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 08 November 2019



8/17 Masters Street Caulfield VIC 3162

Sold Price

\$357,500

Sold Date

15-Jun-19

 1  1  1

Distance

0.48km



9/10 Payne Street Caulfield North VIC 3161

Sold Price

^{RS} **\$361,000** ^{UN}

Sold Date

22-Sep-19

 1  1  1

Distance

1.52km



2/15 Crimea Street Caulfield North VIC 3161

Sold Price

\$360,000

Sold Date

06-Jun-19

 1  1  1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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