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	3/20 Pearce Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,012,500 Property Type Unit Suburb Caulfield South

Period - From 01/04/2024 to 30/06/2024 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	15 Huntly St GLEN HUNTLY 3163	$931,000	27/04/2024
2	6/195-197 North Rd GARDENVALE 3185	$1,050,000	22/04/2024
3	2/31 Wanalta Rd CARNEGIE 3163	$960,000	14/03/2024

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: 21/08/2024 11:26

3/20 Pearce Street, Caulfield South Vic 3162

Ruth Roberts
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3 -

Rooms: 3
Property Type: Flat
Land Size: 203.888 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
June quarter 2024: $1,012,500

Comparable Properties

15 Huntly St GLEN HUNTLY 3163 (REI/VG)

3 1 1

Agent Comments

Price: $931,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)



6/195-197 North Rd GARDENVALE 3185 (REI)

3 2 2

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 22/04/2024
Property Type: Townhouse (Res)



2/31 Wanalta Rd CARNEGIE 3163 (REI/VG)

3 2 2

Agent Comments

Price: $960,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: Apartment

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