

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

80 Caledonia Street, St Andrews Vic 3761

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$990,000

Property Type House

Suburb St Andrews

Period - From 01/10/2023

to 30/09/2024

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		
2		
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:

30/10/2024 15:39

80 Caledonia Street, St Andrews Vic 3761

Kate Donaldson

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 4  2  2-6

Rooms: 9

Property Type: House

Land Size: 6000 sqm approx

Agent Comments

This solid brick home with great structure includes 4 bedrooms, 3 living areas, 2 bathrooms and is situated on a beautiful 6000m2 approximately parcel of land. The property backs onto a nature reserve and is a short distance to the local school, general store and St. Andrews Hotel.

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending September 2024: \$990,000

This property is quiet unique. Located on a 6000m2 parcel of land including a four bedroom house, with two bathrooms, three living areas and a double lock up garage. There is plenty of room to store large vehicles, boat, caravan or machinery. With two carriage ways in and out of the property.

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 - Ray White Eltham | P: 03 9431 3425



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