

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

Brand New Completed 3-bedroom, 2-bathroom, 2 car 138 sqm of total space
CAULFIELD SOUTH 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,806,000

Property type

House

Suburb

Caulfield South

Period-from

01 Oct 2023

to

30 Sep 2024

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

428 KOOYONG ROAD CAULFIELD SOUTH VIC 3162	\$1,307,777	14-Oct-23
1/434 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162	\$1,300,000	10-Jul-24
2/14 ALMOND STREET CAULFIELD SOUTH VIC 3162	\$1,410,000	19-Nov-23

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: 16 October 2024



428 KOOYONG ROAD CAULFIELD SOUTH VIC 3162

 3  2  2

Sold Price

\$1,307,777

Sold Date

14-Oct-23

Distance

0.83km



1/434 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162

 3  2  2

Sold Price

^{RS} **\$1,300,000**

Sold Date

10-Jul-24

Distance

0.27km



2/14 ALMOND STREET CAULFIELD SOUTH VIC 3162

 3  2  2

Sold Price

\$1,410,000

Sold Date

19-Nov-23

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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