

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 57b Saturn Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,385,000 Property Type Townhouse Suburb Caulfield South

Period - From 01/11/2022 to 31/10/2023 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	22b Alder St CAULFIELD SOUTH 3162	\$2,180,000	03/06/2023
2	4A Spring Rd CAULFIELD SOUTH 3162	\$2,175,000	27/06/2023
3	3b Louise St BRIGHTON EAST 3187	\$2,130,000	22/07/2023

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: 01/11/2023 13:14



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median Townhouse Price
01/11/2022 - 31/10/2023: \$1,385,000

Comparable Properties



22b Alder St CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

4 4 2

Price: \$2,180,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

Land Size: 284 sqm approx



4A Spring Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

4 3 2

Price: \$2,175,000

Method: Sold Before Auction

Date: 27/06/2023

Property Type: Townhouse (Res)

Land Size: 327 sqm approx



3b Louise St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,130,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)