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	57b Saturn Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$1,385,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

Price: \$2,180,000 Method: Auction Sale Date: 03/06/2023

Property Type: Townhouse (Res) Land Size: 284 sqm approx

Agent Comments



4A Spring Rd CAULFIELD SOUTH 3162

(REI/VG)





Price: \$2,175,000

Method: Sold Before Auction

Date: 27/06/2023

Property Type: Townhouse (Res) Land Size: 327 sqm approx

Agent Comments



3b Louise St BRIGHTON EAST 3187 (REI)



Price: \$2,130,000 Method: Auction Sale Date: 22/07/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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