Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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20 Venus Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000	Range between	\$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,770,000	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	193 Booran Rd CAULFIELD SOUTH 3162	\$1,506,000	05/04/2025
2	26 Pyne St CAULFIELD 3162	\$1,430,000	08/12/2024
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:	17/04/2025 10:22



Date of sale







Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** March quarter 2025: \$1,770,000

Comparable Properties



193 Booran Rd CAULFIELD SOUTH 3162 (REI)

3

Agent Comments

Price: \$1,506,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 570 sqm approx



26 Pyne St CAULFIELD 3162 (REI/VG)

Agent Comments

Price: \$1,430,000 Method: Auction Sale Date: 08/12/2024

Property Type: House (Res) Land Size: 490 sqm approx

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 - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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