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

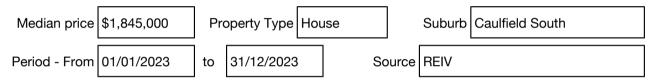
89 Bealiba Road, Caulfield South Vic 3162

Indicative selling price

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Single price \$2,500,000

Median sale price



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	62 York St CAULFIELD SOUTH 3162	\$2,820,000	25/02/2024
2	16 Olinda St CAULFIELD SOUTH 3162	\$2,700,000	24/03/2024
3	17 Remuera St CAULFIELD SOUTH 3162	\$2,575,000	03/12/2023

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:

25/03/2024 09:33



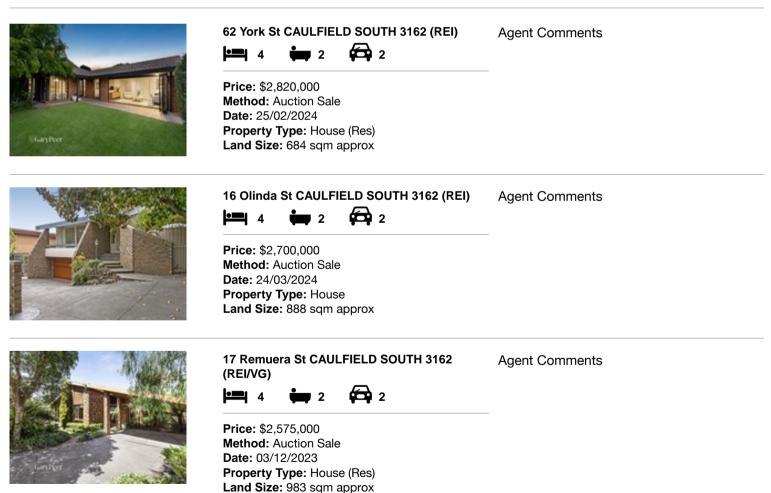






Property Type: Agent Comments Indicative Selling Price \$2,500,000 Median House Price Year ending December 2023: \$1,845,000

Comparable Properties



Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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