

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

16 Sea View Street, Caulfield South Vic 3162

Indicative selling price

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

Single price \$2,815,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb Caulfield South

Period - From 01/10/2023

to 30/09/2024

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	233 Booran Rd CAULFIELD SOUTH 3162	\$2,710,000	10/11/2024
2	11 Hillcrest Av BRIGHTON 3186	\$2,750,000	27/08/2024
3	23 Hudson St CAULFIELD NORTH 3161	\$2,888,888	16/06/2024

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:

08/12/2024 15:06



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Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price

\$2,815,000

Median House Price

Year ending September 2024: \$1,760,000

Comparable Properties



233 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

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Price: \$2,710,000
Method: Auction Sale
Date: 10/11/2024
Property Type: House (Res)
Land Size: 632 sqm approx



11 Hillcrest Av BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$2,750,000
Method: Private Sale
Date: 27/08/2024
Property Type: House
Land Size: 646 sqm approx



23 Hudson St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

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Price: \$2,888,888
Method: Auction Sale
Date: 16/06/2024
Property Type: House (Res)
Land Size: 737 sqm approx

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



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