

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/63 Filbert Street, Caulfield South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price ----- or range between \$1,060,000 & \$1,160,000

Median sale price

Median price \$1,012,500 Property type UNIT Suburb Caulfield South

Period - From 01/04/2024 to 31/06/2024 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 3/4 Marara Road, Caulfield South	\$1,090,000	30/06/2024
2 2/12 Younger Avenue, Caulfield South	\$1,200,000	04/05/2024
3 2/446 Hawthorn Road, Caulfield South	\$1,200,000	28/04/2024

OR

This Statement of Information was prepared on: 29/07/2024