

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

1/9 Anderson Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$765,000

Property Type Unit

Suburb Caulfield

Period - From 01/04/2023

to 31/03/2024

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	2/8 Payne St CAULFIELD NORTH 3161	\$973,000	02/06/2024
2	5/305 Hawthorn Rd CAULFIELD 3162	\$949,000	19/06/2024
3	7/4-6 Griffiths St CAULFIELD SOUTH 3162	\$921,000	20/02/2024

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:

24/06/2024 09:05

1/9 Anderson Street, Caulfield Vic 3162

**Jellis
Craig**

Andrew Panagopoulos
9573 6100
0412 054 970

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2024: \$765,000



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



2/8 Payne St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 3

Price: \$973,000

Method: Auction Sale

Date: 02/06/2024

Property Type: Villa



5/305 Hawthorn Rd CAULFIELD 3162 (REI)

Agent Comments

3 1 1

Price: \$949,000

Method: Private Sale

Date: 19/06/2024

Property Type: Unit



7/4-6 Griffiths St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 1

Price: \$921,000

Method: Private Sale

Date: 20/02/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



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