

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 3 Filbert Street, Caulfield South Vic 3162

Indicative selling price

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

Single price - or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,580,000 Property type House Suburb Caulfield South

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
7 Filbert St CAULFIELD SOUTH 3162	\$1,595,000	20/12/2020
38a Leslie St ELSTERNWICK 3185	\$1,420,000	28/11/2020
26 Lucas St CAULFIELD SOUTH 3162	\$1,405,000	13/12/2020

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: 27/01/2021