Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 1/35 Goe Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price	\$1,506,250	Pro	perty Type T	ownhouse		Suburb	Caulfield South
Period - From	16/04/2024	to	15/04/2025	s	ource	Property	[,] Data

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

7,01	aress of comparable property	1 1100	Date of Sale
1	36a Truganini Rd CARNEGIE 3163	\$1,440,000	22/03/2025
2	21 Carlyon St ORMOND 3204	\$1,435,200	21/12/2024
3	1/16 Queens Av CAULFIELD EAST 3145	\$1,505,000	09/11/2024

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:	16/04/2025 09:48



Date of sale







Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,350,000 - \$1,485,000 Median Townhouse Price 16/04/2024 - 15/04/2025: \$1,506,250

Comparable Properties



36a Truganini Rd CARNEGIE 3163 (REI)

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Price: \$1,440,000 **Method:** Auction Sale **Date:** 22/03/2025

Property Type: Townhouse (Single)

Agent Comments



21 Carlyon St ORMOND 3204 (REI/VG)

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Price: \$1,435,200

Method: Sold Before Auction

Date: 21/12/2024

Property Type: House (Res) **Land Size:** 205 sqm approx

Agent Comments



1/16 Queens Av CAULFIELD EAST 3145 (REI/VG)

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9 2

Price: \$1,505,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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