

## 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

6A Cadby Court Caulfield VIC 3162

### Indicative selling price

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

Single Price

\$1,775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 6 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

25B Alfada Street Caulfield South VIC 3162	\$1,850,000	30-Apr-21
399A Glen Eira Road Caulfield North VIC 3161	\$1,780,000	06-Apr-21
12A Almond Street Caulfield South VIC 3162	\$1,760,000	01-May-21

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 6 months.~~

This Statement of Information was prepared on: 12 July 2021



### 25B Alfada Street Caulfield South VIC 3162

 4
  3
  2

Sold Price

**\$1,850,000**

Sold Date

**30-Apr-21**

Distance

**1.4km**

### 399A Glen Eira Road Caulfield North VIC 3161

 3
  2
  2

Sold Price

**\$1,780,000**

Sold Date

**06-Apr-21**

Distance

**1.04km**

### 12A Almond Street Caulfield South VIC 3162

 3
  2
  2

Sold Price

<sup>RS</sup> **\$1,760,000**

Sold Date

**01-May-21**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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