

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

4 Steele Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,400,000

&

\$1,510,000

Median sale price

Median price \$1,615,500

Property Type House

Suburb Caulfield South

Period - From 01/04/2020

to

31/03/2021

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	24 Yawla St BENTLEIGH 3204	\$1,510,000	13/03/2021
2			
3			

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:

29/04/2021 15:13



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Property Type: House
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,510,000
Median House Price
Year ending March 2021: \$1,615,500

Comparable Properties



24 Yawla St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,510,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 568 sqm approx

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.