

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

2/4 Alder Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Caulfield South

Period - From 01/07/2022 to 30/06/2023 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	1/37 Gardenia Rd GARDENVALE 3185	\$820,000	22/05/2023
2	2/5-7 Hartley Av CAULFIELD 3162	\$790,000	26/03/2023
3	2/16 Oswald St ELSTERNWICK 3185	\$725,000	29/05/2023

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:

02/08/2023 14:35



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending June 2023: \$990,000

Comparable Properties



1/37 Gardenia Rd GARDENVALE 3185 (REI/VG) **Agent Comments**

2
 1
 2

Price: \$820,000

Method: Sold Before Auction

Date: 22/05/2023

Property Type: Unit



2/5-7 Hartley Av CAULFIELD 3162 (REI)

Agent Comments

2
 1
 1

Price: \$790,000

Method: Auction Sale

Date: 26/03/2023

Property Type: Unit



2/16 Oswald St ELSTERNWICK 3185 (VG)

Agent Comments

3
 -
 -

Price: \$725,000

Method: Sale

Date: 29/05/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748