

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

204/2 Cedar Street, Caulfield South, VIC 3162

Indicative selling price

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

Single price \$460,000 or range between &

Median sale price

Median price \$1,150,000 Property type Unit Suburb CAULFIELD SOUTH

Period - From 24/04/2023 to 23/04/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	11/125 Kambrook Road Caulfield North Vic 3161	\$437,500	2024-04-17
2	11/1015 Glen Huntly Road Caulfield Vic 3162	\$480,000	2024-01-24
3	111/50 Kambrook Road Caulfield North Vic 3161	\$445,000	2024-01-16

This Statement of Information was prepared on: 24/04/2024

