

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

10 Cobden Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,809,500

Property Type

House

Suburb

Caulfield North

Period - From

01/07/2020

to

30/09/2020

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	62 Chomley St PRAHRAN 3181	\$1,570,000	10/08/2020
2	8 Johnstone St MALVERN 3144	\$1,545,000	26/10/2020
3	5 Culshaw St TOORAK 3142	\$1,500,000	05/12/2020

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:

08/12/2020 11:26



 3  1 

Property Type: House (Res)
Land Size: 279.322 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000

Median House Price
September quarter 2020: \$1,809,500

Comparable Properties



62 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,570,000
Method: Private Sale
Date: 10/08/2020
Rooms: 5
Property Type: House
Land Size: 191 sqm approx



8 Johnstone St MALVERN 3144 (REI)

Agent Comments

 3  2  1

Price: \$1,545,000
Method: Private Sale
Date: 26/10/2020
Property Type: House



5 Culshaw St TOORAK 3142 (REI)

Agent Comments

 3  1  -

Price: \$1,500,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)