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

1/39 Filbert Street, Caulfield South Vic 3162

Indicative selling price

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

Range between | $1,000,000 | & | $1,100,000

Median sale price

| Median price | $1,041,250 | Property Type | Unit | Suburb | Caulfield South |

| Period - From | 01/04/2022 | to | 31/03/2023 | 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	2/33 Masters St CAULFIELD 3162	$1,100,000	26/01/2023
2	8 Macgowan Av GLEN HUNTLY 3163	$1,060,000	24/06/2023
3	3/283 Hawthorn Rd CAULFIELD 3162	$1,003,000	03/04/2023

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: 29/06/2023 12:30

CONSUMER AFFAIRS VICTORIA

1/39 Filbert Street, Caulfield South Vic 3162

Todd Newton
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Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending March 2023: $1,041,250

🛏 **3**　🛁 **2**　🚗 **2**

Property Type: Unit
Land Size: 364 sqm approx

Agent Comments

Comparable Properties

2/33 Masters St CAULFIELD 3162 (REI/VG)

🛏 **3**　🛁 **2**　🚗 **2**

Price: $1,100,000
Method: Private Sale
Date: 26/01/2023
Property Type: Unit

Agent Comments

8 Macgowan Av GLEN HUNTLY 3163 (REI)

🛏 **3**　🛁 **1**　🚗 **2**

Price: $1,060,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Unit

Agent Comments

3/283 Hawthorn Rd CAULFIELD 3162 (REI/VG)

🛏 **3**　🛁 **2**　🚗 **2**

Price: $1,003,000
Method: Private Sale
Date: 03/04/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Caulfield　|　P: 03 8532 5200　|　F: 03 9532 4018