

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

28 GARDENVALE ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

2/44 OSWALD STREET ELSTERNWICK VIC 3185	\$1,045,000	19-Jun-22
3/86 CLARENCE STREET CAULFIELD SOUTH VIC 3162	\$1,050,000	26-Jul-22
2/309 HAWTHORN ROAD CAULFIELD VIC 3162	\$1,060,000	20-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 20 September 2022

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**2/44 OSWALD STREET
ELSTERNWICK VIC 3185**

3 2 1

Sold Price \$1,045,000 Sold Date 19-Jun-22
Distance 0.65km

**3/86 CLARENCE STREET
CAULFIELD SOUTH VIC 3162**

3 2 2

Sold Price ^{RS} \$1,050,000 Sold Date 26-Jul-22
Distance 0.75km

**2/309 HAWTHORN ROAD
CAULFIELD VIC 3162**

3 2 1

Sold Price \$1,060,000 Sold Date 20-Mar-22
Distance 1.89km
RS = Recent sale

UN = Undisclosed Sale

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