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

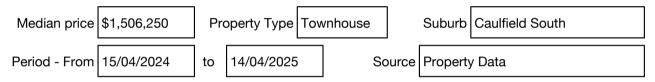
4b Steele Street, Caulfield South Vic 3162

Indicative selling price

	e		
For the meaning	of this price see	consumer.vic.gov.au/	underaultina
i or the meaning		consumer.vie.gov.au/	underquoting

Single price \$2,200,000

Median sale price



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 sixmonths 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	2/35 Masters St CAULFIELD 3162	\$2,205,000	05/03/2025
2			
3			

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:

15/04/2025 09:26









Property Type: Townhouse Agent Comments Indicative Selling Price \$2,200,000 Median Townhouse Price 15/04/2024 - 14/04/2025: \$1,506,250

Comparable Properties

2/35 Masters St CAULFIELD 3162 (VG)

Agent Comments

Price: \$2,205,000 Method: Sale Date: 05/03/2025 Property Type: House (Res) Land Size: 346 sqm approx

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.

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