

# 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 2/40 Teak Street, Caulfield South, VIC 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

or range between

&

### Median sale price

Median price \$1,180,000

Property type Unit

Suburb CAULFIELD SOUTH

Period - From 26/10/2021

to

26/10/2022

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	1/438 Hawthorn Road Caulfield South Vic 3162	\$1,011,000	2022-10-23
2	3/86 Clarence Street Caulfield South Vic 3162	\$1,050,000	2022-07-25
3	1/656 Hawthorn Road Brighton East Vic 3187	\$1,200,000	2022-10-03

This Statement of Information was prepared on: 26/10/2022

