

## 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

3/124 MURRAY STREET CAULFIELD VIC 3162

### Indicative selling price

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

Single Price

or range  
between

\$1,290,000

&

\$1,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,702,500

Property type

Other

Suburb

Caulfield

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/14 ALMOND STREET CAULFIELD SOUTH VIC 3162	\$1,410,000	19-Nov-23
3/77 ALLISON ROAD ELSTERNWICK VIC 3185	\$1,380,000	01-Mar-24
22 RAPHAEL STREET CAULFIELD NORTH VIC 3161	\$1,180,000	10-Dec-23

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: 22 April 2024



**2/14 ALMOND STREET CAULFIELD SOUTH VIC 3162**

3 2 2

Sold Price

**\$1,410,000**

Sold Date

**19-Nov-23**

Distance

**0.47km**



**3/77 ALLISON ROAD ELSTERNWICK VIC 3185**

3 2 1

Sold Price

<sup>RS</sup>

**\$1,380,000**

Sold Date

**01-Mar-24**

Distance

**0.85km**



**22 RAPHAEL STREET CAULFIELD NORTH VIC 3161**

3 2 2

Sold Price

**\$1,180,000**

Sold Date

**10-Dec-23**

Distance

**1.9km**

RS = Recent sale

UN = Undisclosed Sale

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