

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

38b Cedar Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Caulfield South

Period - From 01/01/2020

to

31/12/2020

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	24B Bokhara Rd CAULFIELD SOUTH 3162	\$1,840,000	20/12/2020
2	168B Kambrook Rd CAULFIELD 3162	\$1,812,000	24/11/2020
3	26b Stone St CAULFIELD SOUTH 3162	\$1,715,000	10/01/2021

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:

15/02/2021 09:36



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending December 2020: \$1,620,000

Comparable Properties



24B Bokhara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,840,000
Method: Auction Sale
Date: 20/12/2020
Property Type: Townhouse (Single)



168B Kambrook Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,812,000
Method: Sold Before Auction
Date: 24/11/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 278 sqm approx



26b Stone St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,715,000
Method: Private Sale
Date: 10/01/2021
Property Type: Townhouse (Single)