Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	38b Cedar Street, Caulfield South Vic 3162
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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





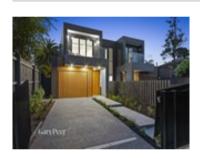




Agent Comments

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)

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2

Price: \$1,840,000 **Method:** Auction Sale **Date:** 20/12/2020

Property Type: Townhouse (Single)

Agent Comments



168B Kambrook Rd CAULFIELD 3162 (REI/VG) Agent Comments

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4



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)

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Price: \$1,715,000 **Method:** Private Sale **Date:** 10/01/2021

Property Type: Townhouse (Single)

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



