

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

2/5 Freeman Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$840,000

&

\$890,000

Median sale price

Median price \$773,500

Property Type Unit

Suburb Caulfield

Period - From 30/09/2023

to

29/09/2024

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	7 Lord St CAULFIELD EAST 3145	\$852,500	21/09/2024
2	4/38 Munster Av CARNEGIE 3163	\$875,000	29/06/2024
3	3/1 Madden Av CARNEGIE 3163	\$880,000	08/06/2024

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:

30/09/2024 11:47



2 1 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Unit Price
30/09/2023 - 29/09/2024: \$773,500

Comparable Properties



7 Lord St CAULFIELD EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$852,500
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit



4/38 Munster Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$875,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit

3/1 Madden Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000
Method: Private Sale
Date: 08/06/2024
Property Type: Unit