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

2/59 Teak Street, Caulfield South Vic 3162

Indicative selling price

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

Range between | $1,000,000 | & | $1,100,000

Median sale price

Median price | $1,368,000 | Property Type | Unit | Suburb | Caulfield South

Period - From | 01/04/2021 | to | 30/06/2021 | 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	1/239 Booran Rd CAULFIELD SOUTH 3162	$1,061,000	20/06/2021
2	3/93 Kambrook Rd CAULFIELD NORTH 3161	$1,080,000	30/05/2021
3	1/332 Bambra Rd CAULFIELD SOUTH 3162	$1,126,000	15/05/2021

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.~~

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CONSUMER AFFAIRS VICTORIA

2/59 Teak Street, Caulfield South Vic 3162

Marshall Rushford
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Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2021: $1,368,000

🛏 3   🛁 2   🚗 1

Property Type: Villa
Agent Comments

Comparable Properties

1/239 Booran Rd CAULFIELD SOUTH 3162 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,061,000
Method: Auction Sale
Date: 20/06/2021
Property Type: Unit

Agent Comments

3/93 Kambrook Rd CAULFIELD NORTH 3161 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,080,000
Method: Sold Before Auction
Date: 30/05/2021
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments

1/332 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $1,126,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Unit

Agent Comments