

# 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

25 Sebastopol Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,340,000 Property Type House Suburb Caulfield North

Period - From 01/01/2023 to 31/03/2023 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	16b Crimea St CAULFIELD NORTH 3161	\$2,490,000	15/03/2023
2	5b Service St CAULFIELD NORTH 3161	\$2,450,000	05/03/2023
3	1/4 Kent Gr CAULFIELD NORTH 3161	\$2,060,000	09/03/2023

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: 20/04/2023 13:18



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

**16b Crimea St CAULFIELD NORTH 3161 (REI)** Agent Comments



**Price:** \$2,490,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** House (Res)



**5b Service St CAULFIELD NORTH 3161 (REI)** Agent Comments



**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 05/03/2023

**Property Type:** House (Res)



**1/4 Kent Gr CAULFIELD NORTH 3161 (REI)** Agent Comments



**Price:** \$2,060,000

**Method:** Sold Before Auction

**Date:** 09/03/2023

**Property Type:** Unit

**Land Size:** 333 sqm approx