

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

1b Moore Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

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	5 Filbert St CAULFIELD SOUTH 3162	\$1,420,000	02/05/2021
2	435 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,380,000	05/08/2021
3			

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:

07/10/2021 17:01

1b Moore Street, Caulfield South Vic 3162

Marshall Rushford

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

June quarter 2021: \$1,368,000



2 1 2

Property Type: House - Duplex
(Semi-detached)

Agent Comments

Comparable Properties



5 Filbert St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

3 1 1

Price: \$1,420,000

Method: Auction Sale

Date: 02/05/2021

Rooms: 6

Property Type: House (Res)

Land Size: 305 sqm approx



435 Hawthorn Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

3 1 2

Price: \$1,380,000

Method: Sold Before Auction

Date: 05/08/2021

Rooms: 6

Property Type: House (Res)

Land Size: 420 sqm approx

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.

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018