

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

1/55 Filbert Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$1,023,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2022 to 30/09/2023 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	12/468 Kooyong Rd CAULFIELD SOUTH 3162	\$320,000	12/10/2023
2	7/13 Wattle Av GLEN HUNTLY 3163	\$305,000	21/09/2023
3	2/468 Kooyong Rd CAULFIELD SOUTH 3162	\$294,000	23/09/2023

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:

13/12/2023 14:52

Brendan Walker
03 8578 0388
0459 763 955

brendanwalker@theagency.com.au

Indicative Selling Price

\$280,000 - \$308,000

Median Unit Price

Year ending September 2023: \$1,023,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

1 1 1

Price: \$320,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: Apartment



7/13 Wattle Av GLEN HUNTLY 3163 (REI) Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 21/09/2023

Property Type: Apartment



2/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

1 1 1

Price: \$294,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388