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	1/55 Filbert Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$280,000 & \$308,000	Range between	\$280,000	&	\$308,000
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Median sale price

Median price	\$1,023,000	Pro	perty Type Ur	nit		Suburb	Caulfield South
Period - From	01/10/2022	to	30/09/2023	Sc	urce	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

Add	dress 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

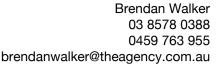
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



THE AGENCY



Indicative Selling Price \$280,000 - \$308,000 **Median Unit Price**

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

Agent Comments

Agent Comments

Agent Comments



Property Type: Apartment **Agent Comments**

Comparable Properties



12/468 Kooyong Rd CAULFIELD SOUTH 3162

(REI)

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Price: \$320,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: Apartment







Price: \$305,000 Method: Private Sale Date: 21/09/2023

Property Type: Apartment



2/468 Kooyong Rd CAULFIELD SOUTH 3162

(REI/VG)

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Price: \$294.000 Method: Auction Sale Date: 23/09/2023

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



