

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

8 Filbert Street, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,760,000

Property Type

House

Suburb

Caulfield South

Period - From

01/10/2023

to

30/09/2024

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 | 34 Malane St ORMOND 3204 | \$1,500,000 | 03/08/2024 |
| 2 | 512 Hawthorn Rd CAULFIELD SOUTH 3162 | \$1,500,000 | 26/06/2024 |
| 3 | 5 Spring Rd CAULFIELD SOUTH 3162 | \$1,500,000 | 11/06/2024 |

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:

28/10/2024 08:37



3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,500,000
Median House Price
Year ending September 2024: \$1,760,000

Comparable Properties



34 Malane St ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,500,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)



512 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Private Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 541 sqm approx



5 Spring Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

3 1 1

Price: \$1,500,000
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 576 sqm approx