

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

10 SATURN STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,178,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

13 YOUNGER AVENUE CAULFIELD SOUTH VIC 3162	\$2,011,000	21-Nov-21
63 GARDENVALE ROAD GARDENVALE VIC 3185	\$1,930,000	06-Oct-21
7 RUSSELL STREET CAULFIELD SOUTH VIC 3162	\$2,150,000	18-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 29 March 2022

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**13 YOUNGER AVENUE CAULFIELD
SOUTH VIC 3162**

Sold Price **\$2,011,000** Sold Date **21-Nov-21**

4 3 2

Distance **0.3km**



**63 GARDENVALE ROAD
GARDENVALE VIC 3185**

Sold Price **\$1,930,000** Sold Date **06-Oct-21**

3 2 3

Distance **0.51km**



**7 RUSSELL STREET CAULFIELD
SOUTH VIC 3162**

Sold Price **\$2,150,000** Sold Date **18-Oct-21**

3 2 2

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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