

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

Address available on request, 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

\$3,200,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,960,000

Property type

House

Suburb

Caulfield South

Period-from

01 Apr 2021

to

31 Mar 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

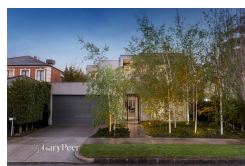
Date of sale

13 ELMHURST ROAD CAULFIELD NORTH VIC 3161	\$4,050,000	03-Nov-21
38 WEBB STREET CAULFIELD VIC 3162	\$3,290,000	27-Feb-22
31 EDWARD STREET ELSTERNWICK VIC 3185	\$3,150,000	15-Feb-22

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: 26 April 2022



**13 ELMHURST ROAD CAULFIELD
NORTH VIC 3161**

 4  4  2

Sold Price **\$4,050,000** Sold Date **03-Nov-21**

Distance -

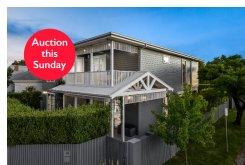


**38 WEBB STREET CAULFIELD VIC
3162**

 4  3  4

Sold Price ^{RS} **\$3,290,000** Sold Date **27-Feb-22**

Distance **0.85km**



**31 EDWARD STREET
ELSTERNWICK VIC 3185**

 4  3  2

Sold Price **\$3,150,000** Sold Date **15-Feb-22**

Distance **0.96km**

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

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