

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

1/32 GOE 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 May 2024

to

30 Apr 2025

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

1/57 ALMOND STREET CAULFIELD SOUTH VIC 3162	\$1,160,000	11-Oct-24
2/193 BAMBRA ROAD CAULFIELD SOUTH VIC 3162	\$1,170,000	01-Mar-25
1/63 FILBERT STREET CAULFIELD SOUTH VIC 3162	\$1,170,000	24-Aug-24

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: 06 May 2025



1/57 ALMOND STREET CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price

\$1,160,000

Sold Date

11-Oct-24

Distance

0.39km



2/193 BAMBRA ROAD CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price

^{RS} **\$1,170,000**

Sold Date

01-Mar-25

Distance

0.36km



1/63 FILBERT STREET CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price

\$1,170,000

Sold Date

24-Aug-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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