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 1/35 Goe 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 \$1,350,000 \$1,485,000 &

Median sale price

Median price	\$1,506,250	Pro	perty Type To	wnhouse		Suburb	Caulfield South
Period - From	16/04/2024	to	15/04/2025	Sor	urce	Property	/ Data

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	36a Truganini Rd CARNEGIE 3163	\$1,440,000	22/03/2025
2	21 Carlyon St ORMOND 3204	\$1,435,200	21/12/2024
3	1/16 Queens Av CAULFIELD EAST 3145	\$1,505,000	09/11/2024

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:	16/04/2025 09:48









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,350,000 - \$1,485,000 Median Townhouse Price 16/04/2024 - 15/04/2025: \$1,506,250

Comparable Properties



36a Truganini Rd CARNEGIE 3163 (REI)

•=

4

—



3 2

Price: \$1,440,000 **Method:** Auction Sale **Date:** 22/03/2025

Property Type: Townhouse (Single)

Agent Comments



21 Carlyon St ORMOND 3204 (REI/VG)

•

4







Price: \$1,435,200

Method: Sold Before Auction

Date: 21/12/2024

Property Type: House (Res) **Land Size:** 205 sqm approx

Agent Comments



1/16 Queens Av CAULFIELD EAST 3145 (REI/VG)

•=

1

—

-



9 2

Price: \$1,505,000 **Method:** Auction Sale **Date:** 09/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.