

# 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

1/8 Younger Avenue, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$990,000

&

\$1,085,000

### Median sale price

Median price

\$1,023,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/10/2022

to

30/09/2023

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	2/23 Landcox St BRIGHTON EAST 3187	\$1,100,000	29/09/2023
2	2/2A Jasmine St CAULFIELD SOUTH 3162	\$1,075,000	20/08/2023
3	4/37 Gardenia Rd GARDENVALE 3185	\$1,055,000	25/08/2023

**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:

07/12/2023 11:05



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**2/23 Landcox St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 29/09/2023

**Property Type:** Unit

**2/2A Jasmine St CAULFIELD SOUTH 3162 (VG)**

Agent Comments



**Price:** \$1,075,000

**Method:** Sale

**Date:** 20/08/2023

**Property Type:** Flat/Unit/Apartment (Res)



**4/37 Gardenia Rd GARDENVALE 3185 (VG)**

Agent Comments



**Price:** \$1,055,000

**Method:** Sale

**Date:** 25/08/2023

**Property Type:** Flat/Unit/Apartment (Res)