

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 Moodie Street, Caulfield East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Caulfield East

Period - From 01/01/2024

to 31/03/2024

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	17 Clifton St CAULFIELD EAST 3145	\$1,190,000	10/02/2024
2	7 Moira Av CARNEGIE 3163	\$990,000	21/12/2023
3			

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:

19/06/2024 09:31



Property Type: House (New - Detached)

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



17 Clifton St CAULFIELD EAST 3145 (REI/VG) Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)



7 Moira Av CARNEGIE 3163 (REI/VG) Agent Comments



Price: \$990,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

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.