

# 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

16 Olinda Street, 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

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$1,845,000

Property Type

House

Suburb

Caulfield South

Period - From

01/01/2023

to

31/12/2023

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	16 Albion St CAULFIELD SOUTH 3162	\$2,280,000	04/12/2023
2	109 Bambra Rd CAULFIELD 3162	\$2,250,000	29/10/2023
3	28 Bent St CAULFIELD SOUTH 3162	\$2,230,000	25/11/2023

**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:

26/02/2024 19:26

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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
Year ending December 2023: \$1,845,000

## Comparable Properties



**16 Albion St CAULFIELD SOUTH 3162 (REI)** **Agent Comments**



**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** House  
**Land Size:** 623 sqm approx



**109 Bambra Rd CAULFIELD 3162 (REI)** **Agent Comments**



**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 29/10/2023  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**28 Bent St CAULFIELD SOUTH 3162 (REI/VG)** **Agent Comments**



**Price:** \$2,230,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480