

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

17 Clifton 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

\$1,293,500

Property Type

House

Suburb

Caulfield East

Period - From

17/01/2023

to

16/01/2024

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	1 Truganini Rd CARNEGIE 3163	\$1,090,000	30/07/2023
2	6a Curraweena Rd CAULFIELD SOUTH 3162	\$1,010,000	26/11/2023
3	1/33 Dorothy Av GLEN HUNTLY 3163	\$1,001,000	16/12/2023

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:

17/01/2024 09:04



Rooms: 3
Property Type: House (Res)
Land Size: 233 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 17/01/2023 - 16/01/2024: \$1,293,500

Comparable Properties



1 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 30/07/2023
Property Type: Unit
Land Size: 214 sqm approx



6a Curraweena Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 26/11/2023
Property Type: House (Res)



1/33 Dorothy Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$1,001,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit

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