## 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

201/2 Cedar Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$415,000	&	\$445,000	]			
Median sale price*							
Median price		Property Type	Su	uburb Caulfield South			
Period - From	1	to	Source				

### 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.

Ad	dress of comparable property	Price	Date of sale
1	26/11 Bond St CAULFIELD NORTH 3161	\$455,000	08/05/2023
2	1/335 North Rd CAULFIELD SOUTH 3162	\$447,500	09/06/2023
3	114/10 Station St CAULFIELD NORTH 3161	\$440,000	23/08/2023

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:

12/10/2023 14:10

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





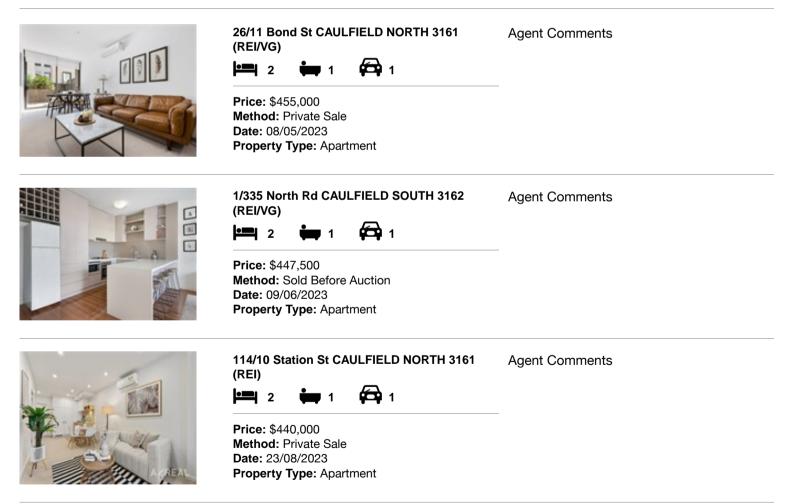




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$415,000 - \$445,000 No median price available

# **Comparable Properties**



#### Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



propertydata com.au

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. 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.