

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 204/2 Cedar Street, Caulfield South, VIC 3162

Indicative selling price

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

Single price or range between \$490,000 & \$525,000

Median sale price

Median price \$1,150,000 Property type Unit Suburb CAULFIELD SOUTH
Period - From 18/03/2023 to 17/03/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 312/11 Bond Street Caulfield North Vic 3161 | \$460,000 | 2023-10-09 |
| 2 | 204/144 Hawthorn Road Caulfield North Vic 3161 | \$520,000 | 2024-01-24 |
| 3 | 409/2 Caulfield Boulevard Caulfield North Vic 3161 | \$506,500 | 2024-03-09 |

This Statement of Information was prepared on: 18/03/2024

