

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

26a Alfada Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$970,000 & \$1,060,000

Median sale price

Median price \$1,721,750 Property Type House Suburb Caulfield South

Period - From 01/10/2023 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	6a Curraweena Rd CAULFIELD SOUTH 3162	\$1,010,000	26/11/2023
2	353 Bambra Rd CAULFIELD SOUTH 3162	\$1,000,000	11/12/2023
3	7 Moira Av CARNEGIE 3163	\$990,000	21/12/2023

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.~~

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Marshall Rushford
03 8532 5200
0418 396 981

marshall.rushford@belleproperty.com

Indicative Selling Price

\$970,000 - \$1,060,000

Median House Price

December quarter 2023: \$1,721,750



 3  1  2

Property Type: House

Agent Comments

Comparable Properties



6a Curraweena Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,010,000

Method: Auction Sale

Date: 26/11/2023

Property Type: House (Res)

Land Size: 260 sqm approx



353 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,000,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 412 sqm approx



7 Moira Av CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$990,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018