

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 3/59 Teak Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Caulfield South

Period - From 01/07/2022 to 30/06/2023 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	1/203 North Rd CAULFIELD SOUTH 3162	\$1,151,000	29/04/2023
2	1/159 Booran Rd CAULFIELD SOUTH 3162	\$1,137,000	05/03/2023
3	2/48 Neerim Rd CAULFIELD 3162	\$1,110,000	14/05/2023

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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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending June 2023: \$990,000



3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/203 North Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

3 2 2

Price: \$1,151,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)



1/159 Booran Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

3 2 2

Price: \$1,137,000

Method: Auction Sale

Date: 05/03/2023

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



2/48 Neerim Rd CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 1

Price: \$1,110,000

Method: Auction Sale

Date: 14/05/2023

Property Type: Villa

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