# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Clifton Street, Caulfield East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,293,500	Pro	operty Type	Hou	se		Suburb	Caulfield East
Period - From	28/02/2023	to	28/02/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Morgan St CARNEGIE 3163	\$1,675,000	23/09/2023
2	366 Neerim Rd CARNEGIE 3163	\$1,620,000	28/09/2023
3	1 Fisher St MALVERN EAST 3145	\$1,600,000	17/02/2024

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:

29/02/2024 11:28

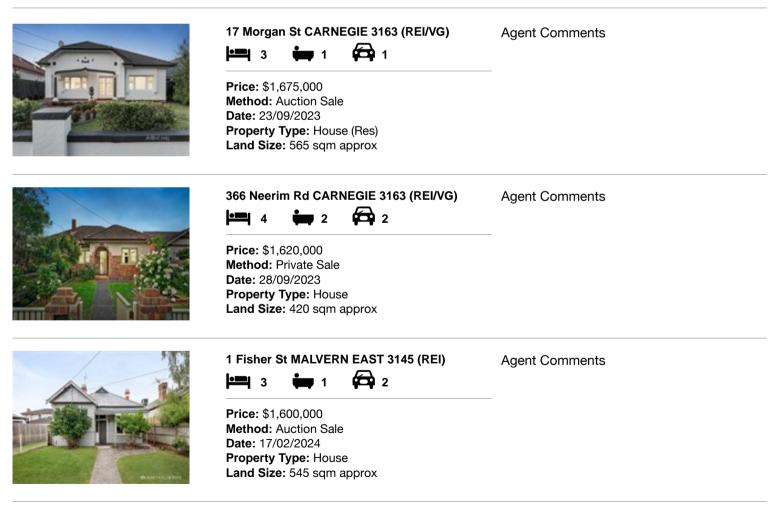






Property Type: House (Previously Occupied - Detached) Land Size: 497 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 28/02/2023 - 28/02/2024: \$1,293,500

# **Comparable Properties**



Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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