

# 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 Clifton Street, Caulfield East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,293,500 Property Type House Suburb Caulfield East

Period - From 28/02/2023 to 28/02/2024 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	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



**17 Morgan St CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$1,675,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**366 Neerim Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** House  
**Land Size:** 420 sqm approx



**1 Fisher St MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House  
**Land Size:** 545 sqm approx

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