

# 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 Fairfield Grove, Caulfield South Vic 3162

### Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

### 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	2 Seach St CAULFIELD SOUTH 3162	\$1,900,000	10/11/2023
2	28 Griffiths St CAULFIELD SOUTH 3162	\$1,845,000	22/10/2023
3	24 Raynes St CAULFIELD SOUTH 3162	\$1,700,000	25/11/2023

**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.~~

This Statement of Information was prepared on:

22/02/2024 08:23

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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
December quarter 2023: \$1,721,750

## Comparable Properties



**2 Seach St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** House  
**Land Size:** 690 sqm approx



**28 Griffiths St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$1,845,000  
**Method:** Auction Sale  
**Date:** 22/10/2023  
**Property Type:** House (Res)  
**Land Size:** 566 sqm approx



**24 Raynes St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx

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