

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 Miriam Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Caulfield

Period - From 19/06/2023 to 18/06/2024 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	35 Malane St ORMOND 3204	\$1,975,000	21/03/2024
2	36 Beech St CAULFIELD SOUTH 3162	\$1,902,000	11/05/2024
3	32 Marara Rd CAULFIELD SOUTH 3162	\$1,875,000	19/05/2024

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: 19/06/2024 16:30



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Property Type: House
Land Size: 563 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
19/06/2023 - 18/06/2024: \$2,300,000

Comparable Properties



35 Malane St ORMOND 3204 (REI/VG)

Agent Comments

4 2 3

Price: \$1,975,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)
Land Size: 669 sqm approx



36 Beech St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 2

Price: \$1,902,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 520 sqm approx



32 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 3

Price: \$1,875,000
Method: Auction Sale
Date: 19/05/2024
Property Type: House (Res)