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

4/81 Clarence Street, Caulfield South Vic 3162

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|------------|----------|----|-----------|----------|-----------------|--|--|
| Range betweer | \$500,000 | | & | | \$530,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$800,000 | Property - | Type Uni | t | | Suburb | Caulfield South | | |
| Period - From | 28/05/2024 | to 27/05/ | 2025 | So | ource | Property | / Data | | |

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 | 4/22 Allison Rd ELSTERNWICK 3185 | \$585,000 | 17/05/2025 |
| 2 | 2/1 Garden St ELSTERNWICK 3185 | \$545,000 | 07/05/2025 |
| 3 | 8/1013 Glen Huntly Rd CAULFIELD 3162 | \$560,000 | 24/04/2025 |

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:

28/05/2025 11:02



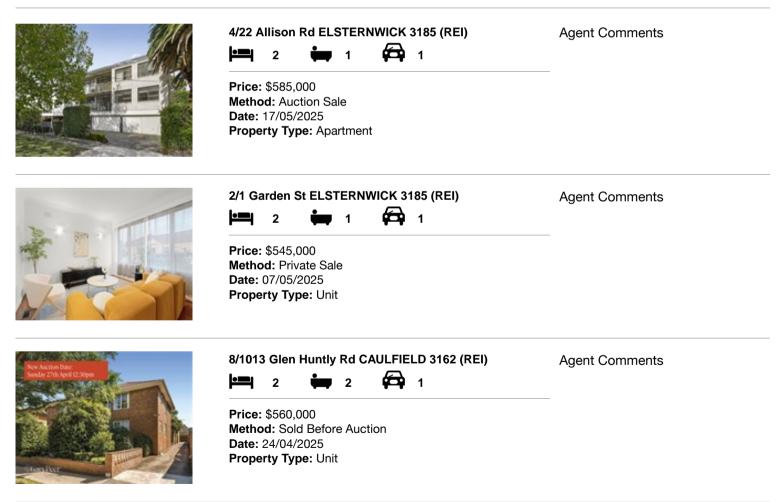




Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$530,000 Median Unit Price 28/05/2024 - 27/05/2025: \$800,000

Comparable Properties



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



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