

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 40 Cedar Street, Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,400,000 & \$1,540,000

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

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. 3 Almond Street, Caulfield South VIC 3162	\$1,470,000	14/10/2023
2. 170 Kambrook Road CAULFIELD VIC 3162	\$1,525,000	25/11/2023
3. 526 Kooyong Road CAULFIELD SOUTH VIC 3162	\$1,425,000	17/12/2023

This Statement of Information was prepared on: 01/02/2024