

# 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 42B Gardenvale Road, 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 \$1,625,000 & \$1,785,000

### Median sale price

Median price \$1,845,000 Property Type House Suburb Caulfield South

Period - From 01/01/2023 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	1a Grey St CAULFIELD SOUTH 3162	\$1,750,000	21/02/2024
2	1/32 Latrobe Ct CAULFIELD SOUTH 3162	\$1,722,000	06/12/2023
3	15a Oxford St BRIGHTON EAST 3187	\$1,660,000	18/10/2023

**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: 28/02/2024 13:55



 4
  2
  2

**Property Type:** Townhouse (Res)

**Land Size:** 325 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,625,000 - \$1,785,000

**Median House Price**

Year ending December 2023: \$1,845,000

## Comparable Properties



**1a Grey St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 21/02/2024

**Property Type:** Townhouse (Res)



**1/32 Latrobe Ct CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

 4
  2
  3

**Price:** \$1,722,000

**Method:** Sold Before Auction

**Date:** 06/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 257 sqm approx



**15a Oxford St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

 4
  2
  3

**Price:** \$1,660,000

**Method:** Sold Before Auction

**Date:** 18/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx