

# 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 8 Brooklyn Avenue, 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)

Single price  or range between \$2,350,000 & \$2,450,000

### Median sale price

Median price \$1,845,000 Property type House Suburb CAULFIELD SOUTH  
Period - From 09/05/2023 to 08/05/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property            | Price       | Date of sale |
|---|---|-------------|--------------|
| 1 | 16 Albion Street Caulfield South Vic 3162 | \$2,280,000 | 2023-12-04   |
| 2 | 7 Newstead Street Caulfield Vic 3162      | \$2,385,000 | 2024-05-01   |
| 3 | 2 Almond Street Caulfield South Vic 3162  | \$2,202,202 | 2024-03-21   |

This Statement of Information was prepared on: 09/05/2024

