

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 Nelson Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,690,000 & \$1,750,000

Median sale price

Median price \$1,809,250 Property Type House Suburb Caulfield South

Period - From 01/01/2024 to 31/03/2024 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	3 Cambridge St BRIGHTON EAST 3187	\$1,778,000	01/06/2024
2	17 Stone St CAULFIELD SOUTH 3162	\$1,770,000	07/04/2024
3	5 Venus St CAULFIELD SOUTH 3162	\$1,725,000	04/05/2024

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: 06/06/2024 12:07



3 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 568 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,690,000 - \$1,750,000
Median House Price
March quarter 2024: \$1,809,250

Comparable Properties



3 Cambridge St BRIGHTON EAST 3187 (REI) [Agent Comments](#)

3 1 2

Price: \$1,778,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx



17 Stone St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 1 2

Price: \$1,770,000
Method: Auction Sale
Date: 07/04/2024
Property Type: House (Res)



5 Venus St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

4 2 2

Price: \$1,725,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 535 sqm approx