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	26B Stone Street, Caulfield South Vic 3162

Indicative selling price

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

Single price $1,725,000

Median sale price

Median price $1,580,000 Property Type House Suburb Caulfield South

Period - From 01/07/2020 to 30/09/2020 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	24B Bokhara Rd CAULFIELD SOUTH 3162	$1,840,000	20/12/2020
2	168B Kambrook Rd CAULFIELD 3162	$1,812,000	24/11/2020
3	66A Burrindi Rd CAULFIELD SOUTH 3162	$1,765,000	06/12/2020

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: 04/01/2021 12:59

26B Stone Street, Caulfield South Vic 3162



4 3 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,725,000
Median House Price
September quarter 2020: $1,580,000

Comparable Properties



24B Bokhara Rd CAULFIELD SOUTH 3162 (REI)

4 3 2

Price: $1,840,000
Method: Auction Sale
Date: 20/12/2020
Property Type: Townhouse (Single)

Agent Comments



168B Kambrook Rd CAULFIELD 3162 (REI)

4 4 2

Price: $1,812,000
Method: Sold Before Auction
Date: 24/11/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 278 sqm approx

Agent Comments



66A Burrindi Rd CAULFIELD SOUTH 3162 (REI)

4 4 2

Price: $1,765,000
Method: Auction Sale
Date: 06/12/2020
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.