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	17b Olinda Street, Caulfield South Vic 3162

Indicative selling price

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

Single price $2,250,000

Median sale price

Median price $1,595,000 Property Type Townhouse Suburb Caulfield South

Period - From 09/09/2023 to 08/09/2024 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	85a Gardenvale Rd GARDENVALE 3185	$2,240,000	27/04/2024
2	2/450 Hawthorn Rd CAULFIELD SOUTH 3162	$2,220,000	14/04/2024
3			

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: 09/09/2024 08:40

17b Olinda Street, Caulfield South Vic 3162



4 4 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,250,000
Median Townhouse Price
09/09/2023 - 08/09/2024: $1,595,000

Comparable Properties



85a Gardenvale Rd GARDENVALE 3185 (REI/VG)

4 3 2

Price: $2,240,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments



2/450 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

4 2 2

Price: $2,220,000
Method: Auction Sale
Date: 14/04/2024
Property Type: House (Res)

Agent Comments

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.

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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