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	50 Briggs Street, Caulfield Vic 3162

Indicative selling price

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

Range between $1,350,000 & $1,425,000

Median sale price

Median price $2,350,500 Property Type House Suburb Caulfield

Period - From 01/07/2023 to 30/06/2024 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	2/1a Crimea St CAULFIELD NORTH 3161	$1,385,000	08/09/2024
2	34 Stone St CAULFIELD SOUTH 3162	$1,355,000	05/09/2024
3	2/30 Briggs St CAULFIELD 3162	$1,350,000	08/06/2024

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: 08/10/2024 15:50

50 Briggs Street, Caulfield Vic 3162

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,425,000
Median House Price
Year ending June 2024: $2,350,500

Comparable Properties



2/1a Crimea St CAULFIELD NORTH 3161 (REI/VG)

3 1 2

Price: $1,385,000
Method: Auction Sale
Date: 08/09/2024
Property Type: House (Res)

Agent Comments



34 Stone St CAULFIELD SOUTH 3162 (REI)

3 1 2

Price: $1,355,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)

Agent Comments



2/30 Briggs St CAULFIELD 3162 (REI/VG)

3 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 08/06/2024
Property Type: Townhouse (Res)

Agent Comments

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