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	9 Alder Street, Caulfield South, VIC 3162

Indicative selling price

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

Range between $1,150,000 &

Median sale price

Median price $1,790,000 Property Type House Suburb CAULFIELD SOUTH

Period - From 12/05/2024 to 11/11/2024 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 24 Cedar Street Caulfield South Vic 3162	$1,100,000	2024-10-29
2 18 Olive Street Caulfield South Vic 3162	$1,100,000	2024-10-06
3		

This Statement of Information was prepared on: 12/11/2024