Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 15 Larch Street, Caulfield South Victoria 3162 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | N/A | or range between | $1,080,000 | & | $1,180,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,703,500 | Property type | House | Suburb | CAULFIELD SOUTH |
| Period - From | 01/07/2024 | to | 30/09/2024 | Source | REIV |

## Comparable property sales

**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. 54 Queens Av CAULFIELD EAST 3145 | $1,125,000 | 31/10/2024 |
| 2. 24 Cedar St CAULFIELD SOUTH 3162 | $1,100,000 | 29/10/2024 |
| 3. 92 Orrong Rd ELSTERNWICK 3185 | $1,210,050 | 21/09/2024 |

This Statement of Information was prepared on: 05/12/2024