

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

4 Saturn Street, Caulfield South, VIC 3162

Indicative selling price

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

Single price

or range between

\$2,200,000

&

\$2,420,000

Median sale price

Median price

\$ 1,809,250

Property type

House

Suburb

Caulfield South

Period - From

29/07/2023

to

28/07/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | | Price | Date of sale |
|--------------------------------|------------------------------------|-------------|--------------|
| 1 | 18 Gardenia Rd, GARDENVALE Vic | \$2,485,000 | 02/06/2024 |
| 2 | 23 Steele St, Caulfield South Vic | \$2,226,000 | 26/05/2024 |
| 3 | 89 Bealiba Rd, Caulfield South Vic | \$2,600,000 | 26/03/2024 |

This Statement of Information was prepared on:

29/07/2024