

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

1/71 Teak Street, Caulfield South Vic 3162

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb Caulfield South

Period - From 13/11/2023

to 12/11/2024

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	75 Burrindi Rd CAULFIELD SOUTH 3162	\$1,520,000	31/08/2024
2			
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:

13/11/2024 16:17



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Property Type: House
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$1,595,000
Median House Price
13/11/2023 - 12/11/2024: \$1,760,000

Comparable Properties



75 Burrindi Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

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Price: \$1,520,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)
Land Size: 252 sqm approx

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.