

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

106/2 CEDAR STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

10/19 ASH GROVE CAULFIELD VIC 3162

\$420,000

11-Sep-24

19/15 ELM AVENUE ELSTERNWICK VIC 3185

\$420,500

18-Feb-25

202/11 BOND STREET CAULFIELD NORTH VIC 3161

\$430,000

29-Oct-24

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 6 months.

This Statement of Information was prepared on: 05 March 2025



10/19 ASH GROVE CAULFIELD VIC 3162

Sold Price

\$420,000

Sold Date

11-Sep-24

 2

 1

 1

Distance

0.98km



19/15 ELM AVENUE ELSTERNWICK VIC 3185

Sold Price

^{RS} **\$420,500** ^{UN}

Sold Date

18-Feb-25

 2

 1

 1

Distance

1.55km



202/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price

\$430,000

Sold Date

29-Oct-24

 2

 1

 1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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