

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

25 Virginia Court, Caulfield South

Indicative selling price

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

Single price \$* or range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,605,000 *House ☒ *Unit ☐ Suburb Caulfield South

Period - From 01/04/2017 to 30/06/2017 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
53 Saturn Street, Caulfield South	\$1,746,000	03/09/2017
142 Sycamore Street Caulfield South	\$1,762,000	27/08/2017
27 Grey Street, Caulfield South	\$1,475,000	13/08/2017