



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

31a Newlyn Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$845,000

House

Unit

X

Suburb

Caulfield

Period - From 01/07/2018

to

30/06/2019

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	2/41 Snowdon Av CAULFIELD 3162	\$1,100,000	22/05/2019
2	1/6 Anderson St CAULFIELD 3162	\$1,055,000	31/05/2019
3	1/45 Snowdon Av CAULFIELD 3162	\$1,050,000	04/03/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending June 2019: \$845,000

Comparable Properties



2/41 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 22/05/2019

Rooms: 5

Property Type: Unit



1/6 Anderson St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Sold Before Auction

Date: 31/05/2019

Rooms: -

Property Type: Unit



1/45 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 04/03/2019

Rooms: -

Property Type: Unit