

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 34 Olive Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,130,000 & \$1,230,000

Median sale price

Median price \$1,425,000 House X Unit Suburb Caulfield South

Period - From 01/10/2018 to 31/12/2018 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	45 Aileen Av CAULFIELD SOUTH 3162	\$1,263,500	16/02/2019
2	21 Keeron St CAULFIELD SOUTH 3162	\$1,249,000	24/02/2019
3	2a Flowers St CAULFIELD SOUTH 3162	\$1,226,000	17/03/2019

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.



3 2 2

Rooms:
Property Type: House
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
 \$1,130,000 - \$1,230,000
Median House Price
 December quarter 2018: \$1,425,000

Comparable Properties



45 Aileen Av CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 2 -

Price: \$1,263,500
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)



21 Keeron St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 1 1

Price: \$1,249,000
Method: Auction Sale
Date: 24/02/2019
Rooms: 4
Property Type: House - Semi-detached
Land Size: 367 sqm approx



2a Flowers St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 2 2

Price: \$1,226,000
Method: Auction Sale
Date: 17/03/2019
Rooms: 5
Property Type: Townhouse (Res)