

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 26 Venus Street, Caulfield South Vic 3162

Indicative selling price

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

Single Price \$1,630,000

Median sale price

Median price \$1,590,000 House X Unit Suburb Caulfield South
Period - From 01/10/2017 to 30/09/2018 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	11 Lucas St CAULFIELD SOUTH 3162	\$1,700,000	25/10/2018
2	12 Steele St CAULFIELD SOUTH 3162	\$1,530,000	12/08/2018
3	34 Scott St CAULFIELD SOUTH 3162	\$1,515,000	12/08/2018

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:** House (Previously Occupied - Detached)**Land Size:** 592 sqm approx

Agent Comments

Indicative Selling Price

\$1,630,000

Median House Price

Year ending September 2018: \$1,590,000

Comparable Properties

**11 Lucas St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

**Price:** \$1,700,000**Method:** Sold Before Auction**Date:** 25/10/2018**Rooms:** -**Property Type:** House (Res)**12 Steele St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

**Price:** \$1,530,000**Method:** Auction Sale**Date:** 12/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 585 sqm approx**34 Scott St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

**Price:** \$1,515,000**Method:** Auction Sale**Date:** 12/08/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 666 sqm approx