hockingstuart

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

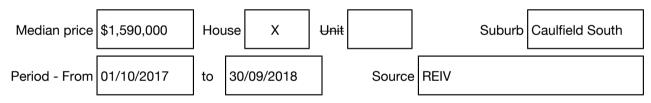
26 Venus Street, Caulfield South Vic 3162

Indicative selling price

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

Single Price \$1,630,000

Median sale price



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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)



Price: \$1,700,000 Method: Sold Before Auction Date: 25/10/2018 Rooms: -Property Type: House (Res)

12 Steele St CAULFIELD SOUTH 3162 (REI)



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)



Price: \$1,515,000 Method: Auction Sale Date: 12/08/2018 Rooms: 6

Property Type: House (Res) Land Size: 666 sqm approx Agent Comments

Agent Comments

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