

1/27 BENT STREET, CAULFIELD SOUTH



Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	1/27 Bent Street, Caulfield South Vic 3162
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single Price \$ **948,000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ **\$836,000** *House ☐ *Unit ☒ Suburb or Locality **Caulfield South**
Period – from **August 2018** to **January 2019** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 1/111 Murray St, Caulfield 3162	\$ 1,075,000	28/10/2018
2. 30b Newlyn St, Caulfield 3162	\$ 1,052,000	09/12/2018
3. 2/48 Briggs St, Caulfield 3162	\$ 1,211,000	21/10/2018

OR

☐ **B*** ☐ **Either** 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 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*