

## 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 69a Teak Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$930,000

#### 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	78b Allison Rd ELSTERNWICK 3185	\$1,070,000	12/12/2018
2	9 Morgan St CARNEGIE 3163	\$981,000	02/03/2019
3	3 Narrawong Cr CAULFIELD SOUTH 3162	\$857,500	02/03/2019

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.



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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$850,000 - \$930,000  
**Median House Price**  
 December quarter 2018: \$1,425,000

## Comparable Properties



**78b Allison Rd ELSTERNWICK 3185 (REI/VG)** **Agent Comments**

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**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 12/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 225 sqm approx



**9 Morgan St CARNEGIE 3163 (REI)**

**Agent Comments**

2   
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**Price:** \$981,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)



**3 Narrawong Cr CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

2   
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**Price:** \$857,500  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** 4  
**Property Type:** House - Semi-detached  
**Land Size:** 327 sqm approx