

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

31 Bramerton Road, Caulfield Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,700,000

House

X

Unit

Suburb Caulfield

Period - From 01/01/2018

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	4 Blake St CAULFIELD 3162	\$1,700,000	05/12/2018
2	13 Halstead St CAULFIELD NORTH 3161	\$1,689,000	03/03/2019
3	21 Bokhara Rd CAULFIELD SOUTH 3162	\$1,650,000	27/12/2018

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.



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



4 Blake St CAULFIELD 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Private Sale

Date: 05/12/2018

Rooms: -

Property Type: House

Land Size: 645 sqm approx



13 Halstead St CAULFIELD NORTH 3161 (REI) Agent Comments

4 1 2

Price: \$1,689,000

Method: Auction Sale

Date: 03/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 631 sqm approx



21 Bokhara Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 3 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 27/12/2018

Rooms: 8

Property Type: House

Land Size: 631 sqm approx