

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

11 Filbert Street, Caulfield South Vic 3162

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

Single price \$1,300,000

Median sale price

Median price \$1,728,000

House

X

Unit

Suburb

Caulfield South

Period - From 01/07/2017

to

30/09/2017

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	56 Teak St CAULFIELD SOUTH 3162	\$1,576,000	21/10/2017
2	19 Beech St CAULFIELD SOUTH 3162	\$1,425,000	22/10/2017
3	15 Russell St CAULFIELD SOUTH 3162	\$1,352,000	09/12/2017

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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Indicative Selling Price

\$1,300,000

Median House Price

September quarter 2017: \$1,728,000


 4
  3
  1
Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 310 sqm approx**Agent Comments**

Architecturally renovated and superbly extended by a quality builder, this spacious captivating home offers the ultimate in family living on a generous north-facing allotment. The excellent single-level layout is bound to also appeal to those downsizers looking for low-maintenance comfort without compromising on size and without having to do another thing except move in. Superbly proportioned and stylishly presented, it's all ready to enjoy and

Comparable Properties

**56 Teak St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 4
  2
  2
Price: \$1,576,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** 6**Property Type:** House - Semi-detached**19 Beech St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 3
  2
  1
Price: \$1,425,000**Method:** Auction Sale**Date:** 22/10/2017**Rooms:** 5**Property Type:** House - Semi-detached**15 Russell St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 3
  2
  2
Price: \$1,352,000**Method:** Auction Sale**Date:** 09/12/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 418 sqm approx