## 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	
postocuo	

### Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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#### Median sale price

Median price	\$1,490,500	Pro	perty Type	House		Suburb	Caulfield South
Period - From	10/03/2019	to	09/03/2020		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

Add	dress of comparable property	Price	Date of sale
1	57 Neerim Rd CAULFIELD 3161	\$1,500,000	08/12/2019
2	37 Stewart St ORMOND 3204	\$1,450,000	21/09/2019
3	281 North Rd CAULFIELD SOUTH 3162	\$1,405,000	22/02/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/03/2020 11:54





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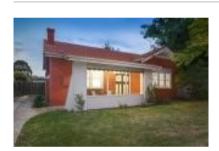
**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** 10/03/2019 - 09/03/2020: \$1,490,500





Property Type: House Land Size: 713 sqm approx **Agent Comments** 

# Comparable Properties



57 Neerim Rd CAULFIELD 3161 (REI)





Price: \$1,500,000 Method: Auction Sale Date: 08/12/2019

Property Type: House (Res) Land Size: 612 sqm approx

**Agent Comments** 



37 Stewart St ORMOND 3204 (REI/VG)





Price: \$1,450,000 Method: Auction Sale Date: 21/09/2019 Rooms: 4

Property Type: House (Res) Land Size: 664 sqm approx Agent Comments



281 North Rd CAULFIELD SOUTH 3162 (REI)



Price: \$1,405,000 Method: Auction Sale Date: 22/02/2020

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments

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