

# 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 30 Laura 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,490,500 Property 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	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 comparable properties 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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3 bedrooms 1 bathroom 1 car

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

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

## Comparable Properties



57 Neerim Rd CAULFIELD 3161 (REI)

**Agent Comments**

4 bedrooms 1 bathroom 2 cars

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 08/12/2019  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx



37 Stewart St ORMOND 3204 (REI/VG)

**Agent Comments**

3 bedrooms 1 bathroom 2 cars

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



281 North Rd CAULFIELD SOUTH 3162 (REI)

**Agent Comments**

3 bedrooms 2 bathrooms 2 cars

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx