

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 2a Spring Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,440,000 House X Unit Suburb Caulfield South

Period - From 01/04/2018 to 30/06/2018 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	134 Sycamore St CAULFIELD SOUTH 3162	\$1,550,000	06/03/2018
2	20 Hornby St BRIGHTON EAST 3187	\$1,515,000	31/05/2018
3	126 Mckinnon Rd MCKINNON 3204	\$1,450,000	23/06/2018

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.



4 4 2

Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 323 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2018: \$1,440,000

Comparable Properties



134 Sycamore St CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

5 3 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 06/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 334 sqm approx

20 Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,515,000

Method: Auction Sale

Date: 31/05/2018

Rooms: -

Property Type: House (Res)



126 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)