

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	12 Steele Street, Caulfield South Vic 3162
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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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	6 Nelson St CAULFIELD SOUTH 3162	\$1,400,000	20/06/2018
2	630 Hawthorn Rd BRIGHTON EAST 3187	\$1,380,000	17/03/2018
3	1 Brooklyn Av CAULFIELD SOUTH 3162	\$1,338,000	17/06/2018

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  2  2

Rooms:
Property Type: House (Res)
Land Size: 585 approx sqm
 approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2018: \$1,440,000

Comparable Properties



6 Nelson St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  1  2

Price: \$1,400,000
Method: Private Sale
Date: 20/06/2018
Rooms: 5
Property Type: House
Land Size: 566 sqm approx



630 Hawthorn Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 2  1  2

Price: \$1,380,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 616 sqm approx



1 Brooklyn Av CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,338,000
Method: Auction Sale
Date: 17/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm approx