

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

2 Keeron Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,650,000

House

X

Unit

Suburb Caulfield South

Period - From 01/07/2017

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	11 Augusta St GLEN HUNTLY 3163	\$1,742,000	25/02/2018
2	93 Murray St CAULFIELD 3162	\$1,720,000	22/01/2018
3	34 Briggs St CAULFIELD 3162	\$1,720,000	27/04/2018

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.

2 Keeron Street, Caulfield South Vic 3162



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median House Price
Year ending June 2018: \$1,650,000

Comparable Properties



11 Augusta St GLEN HUNTLY 3163 (VG)

Agent Comments



Price: \$1,742,000
Method: Sale
Date: 25/02/2018
Rooms: -
Property Type: Development Site (Res)
Land Size: 587 sqm approx



93 Murray St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 662 sqm approx



34 Briggs St CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 27/04/2018
Rooms: -
Property Type: House