

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

1/11 Brooklyn Avenue, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$1,029,000

Median sale price

Median price

\$1,660,000

House

X

Unit

Suburb

Caulfield South

Period - From

01/10/2016

to

30/09/2017

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	493 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,120,000	28/10/2017
2	13 Larch St CAULFIELD SOUTH 3162	\$1,100,000	02/11/2017
3	2/3 Nelson St CAULFIELD SOUTH 3162	\$1,095,000	17/08/2017

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
  1
  1

Rooms: 5

Property Type: House (Res)

Land Size: 285 sqm approx

Agent Comments

Fabulously Inviting And Footsteps To The Park Beautiful proportions matched with the irresistible character of the Deco era provide an impressive setting for this most desirable home. From the moment you cross the threshold, it will be easy to succumb to the allure of the welcoming warmth that radiates throughout the delightful freestanding residence.

Indicative Selling Price

\$1,029,000

Median House Price

Year ending September 2017: \$1,660,000

Comparable Properties



493 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3
  2
  1

Price: \$1,120,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 293 sqm approx



13 Larch St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2
  1
  1

Price: \$1,100,000

Method: Private Sale

Date: 02/11/2017

Rooms: 4

Property Type: House - Semi-detached

Land Size: 205 sqm approx



2/3 Nelson St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,095,000

Method: Sold Before Auction

Date: 17/08/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 190 sqm approx