

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	9 Lucas St CAULFIELD SOUTH 3162	\$1,355,000	30/03/2019
2	4 Jasmine St CAULFIELD SOUTH 3162	\$1,300,000	16/03/2019
3	6 Mercury St CAULFIELD SOUTH 3162	\$1,250,000	06/04/2019

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 554 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2019: \$1,430,000

Comparable Properties



9 Lucas St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,355,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 547 sqm approx



4 Jasmine St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,300,000
Method: Sold After Auction
Date: 16/03/2019
Rooms: 5
Property Type: House
Land Size: 601 sqm approx



6 Mercury St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 7
Property Type: House (Res)
Land Size: 557 sqm approx