



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 Cranham Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,680,000

House

X

Unit

Suburb Caulfield

Period - From 01/04/2018

to

31/03/2019

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	13 Frederick St CAULFIELD SOUTH 3162	\$2,495,000	26/05/2019
2	19 Narrawong Cr CAULFIELD SOUTH 3162	\$1,980,000	11/04/2019
3	50 Almond St CAULFIELD SOUTH 3162	\$1,960,000	17/03/2019

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:** 744 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2019: \$1,680,000

Comparable Properties

**13 Frederick St CAULFIELD SOUTH 3162 (REI)** Agent Comments**Price:** \$2,495,000**Method:** Auction Sale**Date:** 26/05/2019**Rooms:** 8**Property Type:** House (Res)**Land Size:** 707 sqm approx**19 Narrawong Cr CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments**Price:** \$1,980,000**Method:** Private Sale**Date:** 11/04/2019**Rooms:** 8**Property Type:** House**Land Size:** 616 sqm approx**50 Almond St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments**Price:** \$1,960,000**Method:** Sold Before Auction**Date:** 17/03/2019**Rooms:** 8**Property Type:** House (Res)**Land Size:** 648 sqm approx