

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 Scott Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,430,000 House X Unit Suburb Caulfield South

Period - From 01/01/2019 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	41 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,450,000	15/05/2019
2	15 Pearce St CAULFIELD SOUTH 3162	\$1,362,000	25/05/2019
3	26 Neerim Rd CAULFIELD 3162	\$1,355,000	05/05/2019

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.

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2019: \$1,430,000



4-5
 3
 2

Rooms:**Property Type:** House (Res)**Land Size:** 667 sqm approx**Agent Comments**

Infusing its 1920s charm with relaxed family comfort, this beautiful 5 bedroom 3 bathroom single level abode gives you flexibility to live how you want. Full of warmth, this free-flowing treasure features a stylish lounge/dining room (OFP), sleek stone/timber kitchen with premium European appliances (900mm oven) & a sun filled family room overlooking the gorgeous rear garden. Outside has room to swing a cricket bat, a covered deck & a self-contained studio/Granny Flat - ideal for guests, office or au pair. Loving the polished boards, deep sills, intricate ceilings & lead lights, it enjoys ducted heating/air cond, an alarm, video security, 2 water tanks (5000L), shed & tandem carport for 2 cars. Quiet & private, walk to North Rd bus, Caulfield South Primary School, parks, cafes & Ormond train station.

Comparable Properties


41 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)

3
 2
 3

Price: \$1,450,000**Method:** Private Sale**Date:** 15/05/2019**Rooms:** -**Property Type:** House**Land Size:** 670 sqm approx
15 Pearce St CAULFIELD SOUTH 3162 (REI)

3
 1
 2

Price: \$1,362,000**Method:** Auction Sale**Date:** 25/05/2019**Rooms:** 6**Property Type:** House (Res)**Land Size:** 648 sqm approx
26 Neerim Rd CAULFIELD 3162 (REI)

3
 1
 2

Price: \$1,355,000**Method:** Auction Sale**Date:** 05/05/2019**Rooms:** 5**Property Type:** House (Res)**Land Size:** 650 sqm approx