

# 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

13 Younger Avenue, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,920,000

### Median sale price

Median price \$1,902,000 Property Type House Suburb Caulfield South

Period - From 01/07/2021 to 30/09/2021 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	30 Jupiter St CAULFIELD SOUTH 3162	\$1,910,000	15/07/2021
2	11 Allfrey St BRIGHTON EAST 3187	\$1,900,000	12/08/2021
3	115 Wheatley Rd MCKINNON 3204	\$1,895,000	07/10/2021

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.~~

This Statement of Information was prepared on:

13/11/2021 09:19



4 3 2

**Property Type:** House  
**Land Size:** 582 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,920,000  
**Median House Price**  
September quarter 2021: \$1,902,000

## Comparable Properties



**30 Jupiter St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,910,000  
**Method:** Sold Before Auction  
**Date:** 15/07/2021  
**Property Type:** House  
**Land Size:** 554 sqm approx



**11 Allfrey St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 12/08/2021  
**Property Type:** House  
**Land Size:** 623 sqm approx



**115 Wheatley Rd MCKINNON 3204 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,895,000  
**Method:** Auction Sale  
**Date:** 07/10/2021  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx