

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

6/27 Venus Street, Caulfield South Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$469,000

Median sale price

Median price \$852,500

House

Unit

X

Suburb

Caulfield South

Period - From 01/04/2018

to

30/06/2018

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	8/1013 Glen Huntly Rd CAULFIELD 3162	\$487,000	23/06/2018
2	9/378 Glen Huntly Rd ELSTERNWICK 3185	\$466,000	23/06/2018
3	7/571 Glen Huntly Rd ELSTERNWICK 3185	\$451,000	25/03/2018

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.

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Indicative Selling Price

\$469,000

Median Unit Price

June quarter 2018: \$852,500



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/1013 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments

 2  1  1

Price: \$487,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 4

Property Type: Apartment



9/378 Glen Huntly Rd ELSTERNWICK 3185 (REI) Agent Comments

 1  1  1

Price: \$466,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 2

Property Type: Apartment



7/571 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG) Agent Comments

 2  1  1

Price: \$451,000

Method: Auction Sale

Date: 25/03/2018

Rooms: -

Property Type: Apartment