

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

7 Nelson Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,600,000

&

\$1,630,000

Median sale price

Median price \$1,605,000

House

X

Unit

Suburb Caulfield South

Period - From 01/04/2017

to 30/06/2017

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	246 Bambra Rd CAULFIELD SOUTH 3162	\$1,650,000	18/06/2017
2	36 Clinton St BRIGHTON EAST 3187	\$1,630,000	13/05/2017
3	9 Clee St MCKINNON 3204	\$1,625,000	18/03/2017

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.



4
 2
 2

Rooms:
Property Type: House (Res)
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,630,000
Median House Price
 June quarter 2017: \$1,605,000

Comparable Properties



246 Bambra Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

4
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Price: \$1,650,000
Method: Private Sale
Date: 18/06/2017
Rooms: 6
Property Type: House



36 Clinton St BRIGHTON EAST 3187 (REI)

Agent Comments

4
 2
 1

Price: \$1,630,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 596 sqm approx



9 Clee St MCKINNON 3204 (REI)

Agent Comments

5
 2
 3

Price: \$1,625,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 8
Property Type: House (Res)
Land Size: 573 sqm approx