

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,455,500

House

X

Unit

Suburb Caulfield South

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	264 Bambra Rd CAULFIELD SOUTH 3162	\$1,750,000	12/04/2019
2	39 Bundeera Rd CAULFIELD SOUTH 3162	\$1,665,000	19/05/2019
3	6 Russell St CAULFIELD SOUTH 3162	\$1,550,000	11/04/2019

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.



 4  3.5  2

Rooms:

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



264 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

 3  2  2

Price: \$1,750,000

Method: Private Sale

Date: 12/04/2019

Rooms: 8

Property Type: House

Land Size: 696 sqm approx



39 Bundeera Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

 4  2  2

Price: \$1,665,000

Method: Auction Sale

Date: 19/05/2019

Rooms: 6

Property Type: House (Res)



6 Russell St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

 4  2  2

Price: \$1,550,000

Method: Private Sale

Date: 11/04/2019

Rooms: 5

Property Type: House

Land Size: 580 sqm approx