

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 26 Cromwell Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,810,000 House X Unit Suburb Caulfield North

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		
2		
3		

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



26 Neerim Rd CAULFIELD 3162 (REI)

Agent Comments

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



17 Newstead St CAULFIELD 3162 (REI/VG)

Agent Comments

3 1 1

Price: \$1,350,000

Method: Private Sale

Date: 24/12/2018

Rooms: -

Property Type: House

Land Size: 683 sqm approx

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.