

# 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

1 Anderson Street, Caulfield 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 \$1,850,000 & \$2,035,000

### Median sale price

Median price \$1,725,000 Property Type House Suburb Caulfield

Period - From 01/07/2019 to 30/06/2020 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	24 Carrington Gr ST KILDA EAST 3183	\$2,001,000	01/03/2020
2	340 Kooyong Rd CAULFIELD SOUTH 3162	\$1,870,000	01/03/2020
3	30 Park Cr CAULFIELD NORTH 3161	\$1,925,000	23/02/2020

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:

04/08/2020 11:36



3 1 1

**Property Type:** House (Res)  
**Land Size:** 788.116 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$2,035,000  
**Median House Price**  
Year ending June 2020: \$1,725,000

## Comparable Properties



**24 Carrington Gr ST KILDA EAST 3183**  
(REI/VG)

**Agent Comments**

4 2 4

**Price:** \$2,001,000  
**Method:** Auction Sale  
**Date:** 01/03/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 580 sqm approx



**340 Kooyong Rd CAULFIELD SOUTH 3162**  
(REI/VG)

**Agent Comments**

3 2 3

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 01/03/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 710 sqm approx



**30 Park Cr CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,925,000  
**Method:** Auction Sale  
**Date:** 23/02/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx