

## 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 41 Latrobe Court, Caulfield South 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 \$1,300,000 & \$1,430,000

#### Median sale price

Median price \$1,440,000 House X Unit 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	189 Bambra Rd CAULFIELD SOUTH 3162	\$1,550,000	19/08/2018
2	12 Steele St CAULFIELD SOUTH 3162	\$1,530,000	12/08/2018
3	34 Scott St CAULFIELD SOUTH 3162	\$1,515,000	12/08/2018

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.



 6    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
June quarter 2018: \$1,440,000

## Comparable Properties



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

 3    1    2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 19/08/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx



**12 Steele St CAULFIELD SOUTH 3162 (REI)** **Agent Comments**

 4    2    2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 12/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**34 Scott St CAULFIELD SOUTH 3162 (REI)** **Agent Comments**

 4    1    2

**Price:** \$1,515,000  
**Method:** Auction Sale  
**Date:** 12/08/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx