

## 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

1/6 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 \$900,000

&amp;

\$990,000

**Median sale price**

Median price \$767,500

House

Unit

X

Suburb Caulfield

Period - From 01/01/2019

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	30b Newlyn St CAULFIELD 3162	\$1,052,000	09/12/2018
2	2/21 Heatherbrae Av CAULFIELD 3162	\$1,035,000	14/04/2019
3	53a Teak St CAULFIELD SOUTH 3162	\$975,000	30/03/2019

**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.



 3  2.5  2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**30b Newlyn St CAULFIELD 3162 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,052,000

**Method:** Auction Sale

**Date:** 09/12/2018

**Rooms:** 6

**Property Type:** Villa

**Land Size:** 890 sqm approx



**2/21 Heatherbrae Av CAULFIELD 3162 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,035,000

**Method:** Auction Sale

**Date:** 14/04/2019

**Rooms:** 5

**Property Type:** Unit



**53a Teak St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 3  1  2

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 5

**Property Type:** Unit