

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

23 Virginia Court, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,660,500

Property Type House

Suburb Caulfield South

Period - From 01/10/2019

to 30/09/2020

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	11 Don Ct CAULFIELD SOUTH 3162	\$1,800,000	11/06/2020
2	45 Almond St CAULFIELD SOUTH 3162	\$1,765,000	28/03/2020
3	16 Northcote Av CAULFIELD NORTH 3161	\$1,720,000	29/04/2020

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:

26/10/2020 10:42



3 2 2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending September 2020: \$1,660,500

Comparable Properties



11 Don Ct CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 3

Price: \$1,800,000

Method: Private Sale

Date: 11/06/2020

Property Type: House

Land Size: 639 sqm approx



45 Almond St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,765,000

Method: Sold Before Auction

Date: 28/03/2020

Rooms: 7

Property Type: House (Res)

Land Size: 715 sqm approx



16 Northcote Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 2 2

Price: \$1,720,000

Method: Private Sale

Date: 29/04/2020

Property Type: House

Land Size: 697 sqm approx