

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 31 Newstead Street, Caulfield VIC 3162

Indicative selling price

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

Single price \$* or range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,877,500 *House ☒ *Unit ☐ Suburb Caulfield

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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
198 Hawthorn Road, Caulfield North VIC 3161	\$1,700,000	20/05/2017
1 Riddell Parade, Elsternwick VIC 3185	\$1,607,500	31/05/2017
14 Stone Street, Caulfield South VIC 3162	\$1,550,000	27/05/2017