

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

16 Saturn Street, Caulfield South

Indicative selling price

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

Single price

\$1,700,000

or range between

\$

&

\$

Median sale price

Median price

\$1,728,000

*House

X

*Unit

Suburb

Caulfield South

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales

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
53 Saturn Street, Caulfield South VIC 3162	\$1,746,000	03/09/2017
14 Bundeera Road, Caulfield South VIC 3162	\$1,700,000	20/08/2017
25 Alfada Street, Caulfield South VIC 3162	\$1,710,000	09/09/2017