

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

6 Pretoria Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,560,000

House

X

Unit

Suburb Caulfield

Period - From 01/07/2018

to

30/06/2019

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	24 Snowdon Av CAULFIELD 3162	\$1,480,000	24/03/2019
2	46 Prahran Gr ELSTERNWICK 3185	\$1,430,000	15/06/2019
3	17 Clarence St ELSTERNWICK 3185	\$1,412,500	06/04/2019

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.



4 2 3

Property Type: House (Res)

Land Size: 591 sqm approx

Comparable Properties



24 Snowdon Av CAULFIELD 3162 (REI/VG)

4 2 3

Price: \$1,480,000

Method: Auction Sale

Date: 24/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 587 sqm approx



46 Prahran Gr ELSTERNWICK 3185 (REI/VG)

3 2 1

Price: \$1,430,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 424 sqm approx



17 Clarence St ELSTERNWICK 3185 (REI/VG)

3 1 2

Price: \$1,412,500

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 459 sqm approx