

## 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

10 Stephens 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 \$1,700,000

&amp;

\$1,870,000

**Median sale price**

Median price \$1,877,500

House

X

Unit

Suburb Caulfield

Period - From 01/07/2016

to

30/06/2017

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	2a Anderson St CAULFIELD 3162	\$2,160,000	25/06/2017
2	71 Repton Rd MALVERN EAST 3145	\$1,916,000	24/05/2017
3	2/24 Hawthorn Rd CAULFIELD NORTH 3161	\$1,650,000	05/06/2017

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.

**Rooms:**

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

**Land Size:** 380 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

Year ending June 2017: \$1,877,500

## Comparable Properties

**2a Anderson St CAULFIELD 3162 (REI)**

## Agent Comments

Superior location, large block & larger living areas.

**Price:** \$2,160,000

**Method:** Auction Sale

**Date:** 25/06/2017

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 432 sqm approx

**71 Repton Rd MALVERN EAST 3145 (REI/VG)**

## Agent Comments

Smaller land and a weatherboard renovated home.

**Price:** \$1,916,000

**Method:** Sold Before Auction

**Date:** 24/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 286 sqm approx

**2/24 Hawthorn Rd CAULFIELD NORTH 3161 (REI)**

## Agent Comments

Renovated townhouse.

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 05/06/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 384 sqm approx