

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

9 Teak Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,605,000

House

X

Unit

Suburb Caulfield South

Period - From 01/04/2017

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	131 Sycamore St CAULFIELD SOUTH 3162	\$1,350,000	20/05/2017
2	3 Ellington St CAULFIELD SOUTH 3162	\$1,246,000	05/08/2017
3	7 Poplar St CAULFIELD SOUTH 3162	\$1,115,000	14/05/2017

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.~~



2-3 1 1

Rooms:

Property Type: House

Land Size: 305 sqm approx

Agent Comments

Comparable Properties



131 Sycamore St CAULFIELD SOUTH 3162 (REI)

3 2 1

Price: \$1,350,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 305 sqm approx

Agent Comments

Larger house. Same land. Similar position.



3 Ellington St CAULFIELD SOUTH 3162 (REI)

2 1 1

Price: \$1,246,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 366 sqm approx

Agent Comments

Similar sized house. Larger land. Similar position. Semi-detached.



7 Poplar St CAULFIELD SOUTH 3162 (REI/VG)

3 1 -

Price: \$1,115,000

Method: Auction Sale

Date: 14/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 337 sqm approx

Agent Comments

Larger land. Unrenovated house. Similar position.