

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

4a Raymond Grove, Caulfield South Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$910,000

Median sale price

Median price \$1,440,000 House X Unit Suburb Caulfield South

Period - From 01/04/2019 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	69a Teak St CAULFIELD SOUTH 3162	\$955,000	19/05/2019
2	3 Narrawong Cr CAULFIELD SOUTH 3162	\$857,500	02/03/2019
3	19 Sussex Rd CAULFIELD SOUTH 3162	\$830,000	16/05/2019

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.



2 1 1

Rooms:

Property Type: House
(Semi-detached)

Land Size: 325 sqm approx

Agent Comments

Comparable Properties



69a Teak St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 2

Price: \$955,000

Method: Auction Sale

Date: 19/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 270 sqm approx



3 Narrawong Cr CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 2

Price: \$857,500

Method: Auction Sale

Date: 02/03/2019

Rooms: 4

Property Type: House - Semi-detached

Land Size: 327 sqm approx



19 Sussex Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 2

Price: \$830,000

Method: Sold Before Auction

Date: 16/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 334 sqm approx