

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

24 Sea View Street, Caulfield South Vic 3162

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,425,000

House

X

Unit

Suburb

Caulfield South

Period - From 01/10/2018

to

31/12/2018

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	401 Glen Eira Rd CAULFIELD NORTH 3161	\$1,610,000	12/08/2018
2	189 Bambra Rd CAULFIELD SOUTH 3162	\$1,550,000	19/08/2018
3	66 Burrindi Rd CAULFIELD SOUTH 3162	\$1,500,000	10/11/2018

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.



3 2 2

Rooms:

Property Type: House

Land Size: 705 sqm approx

Agent Comments

Comparable Properties



401 Glen Eira Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments

3 1 2

Price: \$1,610,000

Method: Auction Sale

Date: 12/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 676 sqm approx



189 Bambra Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

3 1 2

Price: \$1,550,000

Method: Auction Sale

Date: 19/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 680 sqm approx



66 Burrindi Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House

Land Size: 678 sqm approx