

# 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

15 Briggs 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 & \$1,830,000

### Median sale price

Median price \$2,030,500 Property Type House Suburb Caulfield

Period - From 01/10/2020 to 30/09/2021 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	3 Briggs St CAULFIELD 3162	\$1,818,000	27/05/2021
2	4 Steele St CAULFIELD SOUTH 3162	\$1,770,000	23/05/2021
3	138 Sycamore St CAULFIELD SOUTH 3162	\$1,712,000	18/07/2021

**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.~~

This Statement of Information was prepared on:

25/10/2021 10:48

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**Indicative Selling Price**

\$1,700,000 - \$1,830,000

**Median House Price**

Year ending September 2021: \$2,030,500



3+ 1 2

**Property Type:** House

**Land Size:** 582 sqm approx

**Agent Comments**

## Comparable Properties



**3 Briggs St CAULFIELD 3162 (REI/VG)**

**Agent Comments**

5 1 2

**Price:** \$1,818,000

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Property Type:** House (Res)

**Land Size:** 567 sqm approx



**4 Steele St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,770,000

**Method:** Auction Sale

**Date:** 23/05/2021

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**138 Sycamore St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,712,000

**Method:** Auction Sale

**Date:** 18/07/2021

**Property Type:** House

**Land Size:** 474 sqm approx

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018