

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 27a Briggs Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,630,000 & \$1,793,000

Median sale price

Median price \$1,885,000 House X Unit Suburb Caulfield

Period - From 01/01/2017 to 31/12/2017 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	34b Marara Rd CAULFIELD SOUTH 3162	\$1,675,000	16/12/2017
2	5a Scott St CAULFIELD SOUTH 3162	\$1,655,000	29/10/2017
3	34a Gardenvale Rd CAULFIELD SOUTH 3162	\$1,641,250	19/11/2017

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:
 Agent Comments

Indicative Selling Price
 \$1,630,000 - \$1,793,000
Median House Price
 Year ending December 2017: \$1,885,000

Comparable Properties



34b Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



5a Scott St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 29/10/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 324 sqm approx



34a Gardenvale Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,641,250
Method: Auction Sale
Date: 19/11/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 327 sqm approx