

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	1 Virginia Court, Caulfield South Vic 3162
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Indicative selling price

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

Single price	\$1,500,000
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Median sale price

Median price	\$1,550,000	House	X	Unit		Suburb	Caulfield South
Period - From	01/01/2018	to	31/03/2018	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	15 Lockhart St CAULFIELD 3162	\$1,500,000	18/03/2018
2	11a Bealiba Rd CAULFIELD SOUTH 3162	\$1,500,000	19/03/2018
3	1/12-14 Blanche St ELSTERNWICK 3185	\$1,500,000	23/01/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties

15 Lockhart St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 18/03/2018

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 321 sqm approx

11a Bealiba Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 631 sqm approx



1/12-14 Blanche St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 23/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)