

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

2/9 Steele Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,750,000

&

\$1,925,000

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

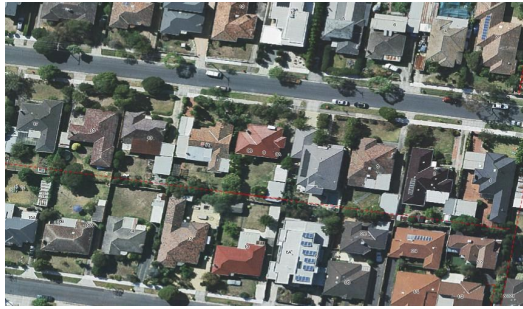
Comparable property sales (*Delete A or B below as applicable)

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	30b Pine St BRIGHTON EAST 3187	\$1,985,000	09/02/2018
2	7a Latrobe St CAULFIELD SOUTH 3162	\$1,905,000	18/03/2018
3	15b Summerhill Rd BRIGHTON EAST 3187	\$1,800,000	24/02/2018

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

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
March quarter 2018: \$1,550,000

Comparable Properties



30b Pine St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,985,000
Method: Sold Before Auction
Date: 09/02/2018
Rooms: -
Property Type: Townhouse (Res)



7a Latrobe St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,905,000
Method: Auction Sale
Date: 18/03/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 337 sqm approx



15b Summerhill Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 290 sqm approx