

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	26b Stone Street, Caulfield South Vic 3162
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,875,000	&	\$1,975,000
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**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	23b Trevascus St CAULFIELD SOUTH 3162	\$2,300,000	30/10/2018
2	23a Trevascus St CAULFIELD SOUTH 3162	\$1,950,000	19/12/2018
3	13/19 Landcox St BRIGHTON EAST 3187	\$1,895,000	17/12/2018

**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**  
 \$1,875,000 - \$1,975,000  
**Median House Price**  
 December quarter 2018: \$1,425,000

## Comparable Properties

**23b Trevascus St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$2,300,000  
**Method:** Sold Before Auction  
**Date:** 30/10/2018  
**Rooms:** 8  
**Property Type:** Townhouse (Res)  
**Land Size:** 425 sqm approx



**23a Trevascus St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 19/12/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 425 sqm approx

**13/19 Landcox St BRIGHTON EAST 3187 (VG)** Agent Comments



**Price:** \$1,895,000  
**Method:** Sale  
**Date:** 17/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 3891 sqm approx