

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 18 Briggs Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$740,000 House Unit X Suburb Caulfield

Period - From 01/04/2018 to 30/06/2018 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	22 Turner Av GLEN HUNTLY 3163	\$1,462,000	14/05/2018
2	1c Heatherbrae Av CAULFIELD 3162	\$1,450,000	24/06/2018
3	1/40 Narrawong Rd CAULFIELD SOUTH 3162	\$1,385,000	19/05/2018

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.



4 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,485,000
Median Unit Price
 June quarter 2018: \$740,000

Comparable Properties



22 Turner Av GLEN HUNTLY 3163 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,462,000
Method: Private Sale
Date: 14/05/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 293 sqm approx



1c Heatherbrae Av CAULFIELD 3162 (REI/VG) [Agent Comments](#)

3 3 2

Price: \$1,450,000
Method: Sold Before Auction
Date: 24/06/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 282 sqm approx



1/40 Narrawong Rd CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 2 2

Price: \$1,385,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 359 sqm approx