

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 \$1,450,000 & \$1,550,000

Median sale price

Median price \$770,000 House Unit X Suburb Caulfield

Period - From 01/04/2019 to 30/06/2019 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 | 2b Farnham St CAULFIELD 3162 | \$1,590,000 | 14/05/2019 |
| 2 | 18b Winston Dr CAULFIELD SOUTH 3162 | \$1,500,000 | 10/04/2019 |
| 3 | 1/5 Laura St CAULFIELD SOUTH 3162 | \$1,498,000 | 31/08/2019 |

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
 \$1,450,000 - \$1,550,000
Median Unit Price
 June quarter 2019: \$770,000

Comparable Properties



2b Farnham St CAULFIELD 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,590,000
Method: Sold Before Auction
Date: 14/05/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 238 sqm approx



18b Winston Dr CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000
Method: Sold Before Auction
Date: 10/04/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 296 sqm approx



1/5 Laura St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,498,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 306 sqm approx