

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 \$1,560,000 Property Type House Suburb Caulfield

Period - From 01/07/2018 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	12 Jenkins St CAULFIELD SOUTH 3162	\$1,520,500	18/08/2019
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.~~

This Statement of Information was prepared on: 17/09/2019 16:21



4 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending June 2019: \$1,560,000

Comparable Properties



12 Jenkins St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

4 2 2

Price: \$1,520,500
Method: Auction Sale
Date: 18/08/2019
Rooms: 7
Property Type: House (Res)
Land Size: 348 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