

## 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

26 Beech Street, Caulfield South Vic 3162

#### Indicative selling price

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

Range between

\$1,395,000

&

\$1,500,000

#### Median sale price

Median price

\$1,440,000

House

X

Unit

Suburb

Caulfield South

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	28 Leopold St CAULFIELD SOUTH 3162	\$1,495,000	27/05/2018
2	26 Louise St BRIGHTON EAST 3187	\$1,459,000	23/06/2018
3	6 Nelson St CAULFIELD SOUTH 3162	\$1,400,000	20/06/2018

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:** House (Previously Occupied - Detached)  
**Land Size:** 511 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,395,000 - \$1,500,000  
**Median House Price**  
 June quarter 2018: \$1,440,000

## Comparable Properties



**28 Leopold St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 27/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 629 sqm approx



**26 Louise St BRIGHTON EAST 3187 (REI)**

Agent Comments

3   1   2

**Price:** \$1,459,000  
**Method:** Private Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** House



**6 Nelson St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3   1   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 20/06/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 566 sqm approx