

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	114 Murray Street, Caulfield Vic 3162
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Indicative selling price

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

Single price	\$1,570,000
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Median sale price

Median price	\$1,720,000	House	X	Unit		Suburb	Caulfield
Period - From	01/10/2017	to	30/09/2018	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	47 Montclair Av BRIGHTON 3186	\$1,570,000	24/11/2018
2	189 Bambra Rd CAULFIELD SOUTH 3162	\$1,550,000	19/08/2018
3	12 Steele St CAULFIELD SOUTH 3162	\$1,530,000	12/08/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 582 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,570,000
Median House Price
 Year ending September 2018: \$1,720,000

Comparable Properties



47 Montclair Av BRIGHTON 3186 (REI)

Agent Comments

3 1 4

Price: \$1,570,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 571 sqm approx



189 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 2

Price: \$1,550,000
Method: Auction Sale
Date: 19/08/2018
Rooms: 6
Property Type: House (Res)
Land Size: 680 sqm approx



12 Steele St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

4 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 12/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx