

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	11 Jenkins Street, Caulfield South Vic 3162
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Indicative selling price

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

Range between	\$1,695,000	&	\$1,795,000
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Median sale price

Median price	\$1,590,000	House	X	Unit		Suburb	Caulfield South
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	14 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,900,000	20/11/2018
2	26b Trevascus St CAULFIELD SOUTH 3162	\$1,725,000	18/07/2018
3	11 Lucas St CAULFIELD SOUTH 3162	\$1,700,000	25/10/2018

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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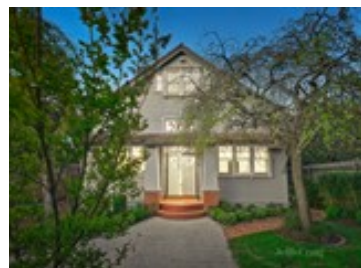


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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,695,000 - \$1,795,000
Median House Price
Year ending September 2018: \$1,590,000

Comparable Properties



14 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

4 2 5

Price: \$1,900,000
Method: Private Sale
Date: 20/11/2018
Rooms: -
Property Type: House



26b Trevascus St CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,725,000
Method: Sold After Auction
Date: 18/07/2018
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 287 sqm approx



11 Lucas St CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 559 sqm approx