

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	20 Field Street, Caulfield South Vic 3162
---	---

Indicative selling price

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

Range between	\$1,380,000	&	\$1,518,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,425,000	House	X	Unit		Suburb	Caulfield South
Period - From	01/10/2018	to	31/12/2018	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	19 John St MALVERN EAST 3145	\$1,482,000	01/12/2018
2	77 Burrindi Rd CAULFIELD SOUTH 3162	\$1,361,500	10/09/2018
3	50 Mimosa Rd CARNEGIE 3163	\$1,350,000	17/10/2018

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.~~



4 3 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,518,000
Median House Price
December quarter 2018: \$1,425,000

Comparable Properties



19 John St MALVERN EAST 3145 (REI)

Agent Comments

3 2 -

Price: \$1,482,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)



77 Burrindi Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 3

Price: \$1,361,500
Method: Sold Before Auction
Date: 10/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 336 sqm approx



50 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 3

Price: \$1,350,000
Method: Sold After Auction
Date: 17/10/2018
Rooms: 7
Property Type: House
Land Size: 365 sqm approx