

## 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 22 Grey 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 \$1,550,000 & \$1,705,000

#### 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	11 Lucas St CAULFIELD SOUTH 3162	\$1,700,000	25/10/2018
2	2 Murray St BRIGHTON EAST 3187	\$1,690,000	31/10/2018
3	21 Bokhara Rd CAULFIELD SOUTH 3162	\$1,650,000	27/12/2018

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   4

**Rooms:**  
**Property Type:** House  
**Land Size:** 578 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,550,000 - \$1,705,000  
**Median House Price**  
December quarter 2018: \$1,425,000

## Comparable Properties



**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



**2 Murray St BRIGHTON EAST 3187 (REI/VG)** [Agent Comments](#)

5   2   3

**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 31/10/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 648 sqm approx



**21 Bokhara Rd CAULFIELD SOUTH 3162 (REI/VG)** [Agent Comments](#)

5   3   2

**Price:** \$1,650,000  
**Method:** Sold Before Auction  
**Date:** 27/12/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 631 sqm approx