

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	12 Oak Crescent, Caulfield North Vic 3161
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Indicative selling price

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

Single price	\$1,595,000
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Median sale price

Median price	\$1,810,000	House	X	Unit		Suburb	Caulfield North
Period - From	01/04/2018	to	31/03/2019	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 Bundeera Rd CAULFIELD SOUTH 3162	\$1,580,000	16/11/2018
2	3 Sycamore St CAULFIELD SOUTH 3162	\$1,570,000	02/03/2019
3	13 Lockhart St CAULFIELD 3162	\$1,501,000	16/12/2018

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 585 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,595,000
Median House Price
 Year ending March 2019: \$1,810,000

Comparable Properties



19 Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 2 4

Price: \$1,580,000
Method: Sold After Auction
Date: 16/11/2018
Rooms: -
Property Type: House
Land Size: 680 sqm approx



3 Sycamore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,570,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 530 sqm approx



13 Lockhart St CAULFIELD 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,501,000
Method: Auction Sale
Date: 16/12/2018
Rooms: 7
Property Type: House (Res)
Land Size: 555 sqm approx