

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 Sebastopol Street, Caulfield North Vic 3161
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Indicative selling price

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

Range between

\$1,150,000

 &

\$1,265,000

Median sale price

Median price

\$2,860,000

 Property Type

House

 Suburb

Caulfield North

Period - From

01/10/2019

 to

31/12/2019

 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	23 Myrtle St ST KILDA EAST 3183	\$1,331,000	30/11/2019
2	384 Inkerman St ST KILDA EAST 3183	\$1,280,000	23/12/2019
3	4 Bond St CAULFIELD NORTH 3161	\$1,217,000	18/03/2020

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.~~

This Statement of Information was prepared on:

26/03/2020 10:14



Property Type: House

Agent Comments

Comparable Properties



23 Myrtle St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,331,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 210 sqm approx



384 Inkerman St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$1,280,000

Method: Sale

Date: 23/12/2019

Property Type: House (Res)

Land Size: 296 sqm approx



4 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,217,000

Method: Sold Before Auction

Date: 18/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 376 sqm approx