

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 57 Neerim Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Caulfield

Period - From 01/10/2018 to 30/09/2019 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	66 York St CAULFIELD SOUTH 3162	\$1,500,000	02/06/2019
2	95 Kambrook Rd CAULFIELD NORTH 3161	\$1,401,000	03/06/2019
3	15 Pearce St CAULFIELD SOUTH 3162	\$1,362,000	25/05/2019

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: 11/11/2019 09:10



Property Type: House
Land Size: 608 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 Year ending September 2019: \$1,500,000

Comparable Properties



66 York St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 02/06/2019
Property Type: House (Res)
Land Size: 680 sqm approx

95 Kambrook Rd CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$1,401,000
Method: Sale
Date: 03/06/2019
Property Type: House (Res)
Land Size: 627 sqm approx



15 Pearce St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,362,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 648 sqm approx