

## 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

1 Virginia Court, Caulfield South Vic 3162

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price	<input type="text" value="\$1,674,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Caulfield South"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="31/03/2018"/>	Source	<input type="text" value="REIV"/>		

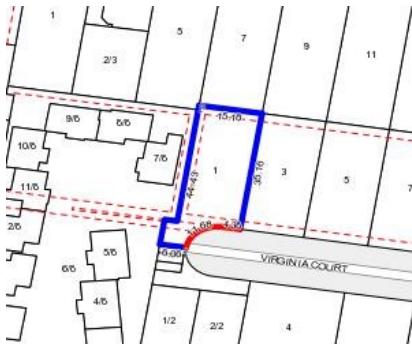
#### Comparable property sales (\*Delete A or B below as applicable)

**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	36 Poplar St CAULFIELD SOUTH 3162	\$1,625,000	09/12/2017
2	2 Oak Cr CAULFIELD NORTH 3161	\$1,610,000	29/04/2018
3	62 Ulupna Rd ORMOND 3204	\$1,600,000	22/02/2018

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.

**Rooms:****Property Type:**

Agent Comments

## Comparable Properties



**36 Poplar St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

**Price:** \$1,625,000**Method:** Auction Sale**Date:** 09/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 306 sqm approx

**2 Oak Cr CAULFIELD NORTH 3161 (REI)**

Agent Comments

**Price:** \$1,610,000**Method:** Auction Sale**Date:** 29/04/2018**Rooms:** 7**Property Type:** House (Res)

**62 Ulupna Rd ORMOND 3204 (REI/VG)**

Agent Comments

**Price:** \$1,600,000**Method:** Sold Before Auction**Date:** 22/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 705 sqm approx