

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,674,000

House

X

Unit

Suburb

Caulfield South

Period - From 01/04/2017

to

31/03/2018

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	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.

1 Virginia Court, Caulfield South Vic 3162



Oren Flamm

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending March 2018: \$1,674,000



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