

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	18 Briggs Street, Caulfield Vic 3162
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,877,500	House	X	Unit		Suburb	Caulfield
Period - From	01/07/2016	to	30/06/2017	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	667c Inkerman Rd CAULFIELD NORTH 3161	\$1,620,000	20/08/2017
2	4 Cromwell St CAULFIELD NORTH 3161	\$1,550,000	03/09/2017
3	1a Wanda Rd CAULFIELD NORTH 3161	\$1,525,000	21/05/2017

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.



4 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2017: \$1,877,500

Comparable Properties



667c Inkerman Rd CAULFIELD NORTH 3161 (REI) [Agent Comments](#)

3 2 2

Price: \$1,620,000
Method: Auction Sale
Date: 20/08/2017
Rooms: 6
Property Type: Townhouse (Res)



4 Cromwell St CAULFIELD NORTH 3161 (REI) [Agent Comments](#)

3 2 2

Price: \$1,550,000
Method: Sold After Auction
Date: 03/09/2017
Rooms: 5
Property Type: Townhouse (Single)



1a Wanda Rd CAULFIELD NORTH 3161 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,525,000
Method: Auction Sale
Date: 21/05/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 218 sqm approx