

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 14/1 Whitehall Court, Caulfield North Vic 3161

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$671,250 House Unit X Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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	3/10 Wrexham Rd WINDSOR 3181	\$420,000	19/08/2017
2	20/4a Lansdowne Rd ST KILDA EAST 3183	\$420,000	05/09/2017
3	4/26 Armadale St ARMADALE 3143	\$415,000	06/11/2017

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000
Median Unit Price
September quarter 2017: \$671,250

Comparable Properties



3/10 Wrexham Rd WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$420,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 2
Property Type: Apartment



20/4a Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 05/09/2017
Rooms: -
Property Type: Apartment



4/26 Armadale St ARMADALE 3143 (REI)

Agent Comments

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Price: \$415,000
Method: Private Sale
Date: 06/11/2017
Rooms: 4
Property Type: Apartment