

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 5/103 Eskdale Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$716,250 House Unit X Suburb Caulfield North

Period - From 01/04/2017 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	1/12 Waratah Av GLEN HUNTLY 3163	\$757,000	18/06/2017
2	1/17 Cosy Gum Rd CARNEGIE 3163	\$750,000	08/07/2017
3	3/17-19 Pyne St CAULFIELD 3162	\$730,000	28/05/2017

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.~~



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Rooms:
Property Type: Villa
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
June quarter 2017: \$716,250

Comparable Properties



1/12 Waratah Av GLEN HUNTLY 3163 (REI) **Agent Comments**

2 1 1

Price: \$757,000
Method: Auction Sale
Date: 18/06/2017
Rooms: 3
Property Type: Unit



1/17 Cosy Gum Rd CARNEGIE 3163 (REI) **Agent Comments**

2 1 2

Price: \$750,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 4
Property Type: Unit



3/17-19 Pyne St CAULFIELD 3162 (REI) **Agent Comments**

2 1 1

Price: \$730,000
Method: Auction Sale
Date: 28/05/2017
Rooms: 4
Property Type: Villa